

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting

January 22, 2015

Present: Monica Manning, Bill Falsgraf, Ray Soule and Gloria DeVore. Also present was Mandi Bates with Associa Arizona.

Absent: Terry Davis

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order by Board President, Bill Falsgraf at 3:00 pm

### **Homeowner Concerns**

- No Discussion

### **Hearings**

- No Hearings

### **Approval of Minutes**

**A motion to approve the December 15, 2014 Board Meeting minutes as amended, was made by Ray Soule, seconded by Monica Manning and passed with a unanimous vote.**

### **Financial Report**

- The December 2014 financials were reviewed with those present.
- Budget variances were reviewed.
- Delinquencies were discussed.

**Ms. Bates volunteered to call City of Tucson to ask for a credit due to higher than normal water bills.**

**A motion to approve the December 2014 financials was made by Monica Manning, seconded by Gloria DeVore and passed with a unanimous vote.**

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- The Board discussed Jason Kuklinski's proposal to oversee the major irrigation project. A meeting with Mr. Kuklinski was requested in order to review his proposal and obtain a better understanding of projected length of time, materials, project layout and cost in addition to cost benefits to the community once replaced.

#### Pool

- The Board discussed turning the pool heater back on due to the nice weather forecasted. They discussed that several homeowners were upset that it was not heated. The Board will ask for a vote at the Annual Meeting since the budget has enough in the reserve account to cover the expense for the rest of January and February.

**A motion to announce at the Annual Meeting what the cost to heat the pool for the remainder of January and February would be and put it to a vote was made by Gloria DeVore, seconded by Monica Manning and passed two to one.**

- Sovereign is completing work to install new exhaust fans in both restrooms at the pool..

#### Management Report

- A written report was included in the Board packet.
- The Board discussed the current parking situation. A renter in Ridge 4 has been towed.

#### **New Business**

##### Annual Meeting

- The location for the Annual Meeting has been confirmed and will be at Catalina Foothills High School with sign in from 6:45pm to 7:00pm. The meeting will start promptly at 7:00pm.
- There was a concern brought forward in regards to the 2013 Annual Meeting Minutes in regards to Monica Manning's nomination. The 2014 Annual Meeting Minutes will have a statement reading, "Monica Manning was nominated and the Board voted at the February Board meeting to approve the nomination".
- Janet Falsgraf has volunteered to update the 2015 Las Palomitas Directory. This will be brought up at the Annual Meeting.

**A motion to approve Janet Falsgraf updating the 2015 Homeowner Directory was made by Monica Manning, seconded by Ray Soule and passed with a unanimous vote.**

##### Pool Tiles

- The Board will revisit after the irrigation project has been decided on.

##### Roof Tiles

- Ms. Bates reported that Jerry Hubbard will be fixing the roof tiles and will submit a bill once complete.

##### HOA Website

- Ms. Bates was requested to make sure the Lewis Management contract was posted to the HOA website.
- The Board will announce at the Annual Meeting, the importance of using the community website and what information it offers.

#### **Next Meeting**

- Board Meeting: February 16, 2014- Associa Arizona Offices, 6840 N. Oracle Rd. Ste 130 at 3:00pm

#### **Adjournment**

**With no further business to discuss, a motion to adjourn the meeting at 4:55 p.m. was made by Monica Manning, seconded by Gloria DeVore and passed unanimously.**