

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

January 21, 2013

Present: Bill Falsgraf, Gloria DeVore, Ray Soule and Larry Westberg. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Terry Davis

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:05 p.m.

Homeowner Concerns

- No Discussion

Approval of Minutes

A motion to approve the December 17, 2012 Board Meeting minutes as amended, was made Larry Westberg, seconded by Ray Soule and passed with a unanimous vote.

Financial Report

- The November 30, 2012 financials were reviewed with those present.
- Delinquencies were reviewed.
- The Board discussed a foreclosed property that the Homeowner that is making payments to the attorney since a judgment was awarded to the Association.
Ms. Weber was requested to investigate to determine why the account is not showing on the delinquent list.
- Amber with the LMR Accounting Department explained the process for foreclosures.
- The Board discussed the amounts written off as bad debt write-offs.
- The preliminary December 31, 2012 financials were provided for the Board to review.
- The Board discussed the difference between a Cash Basis accounting method and an Accrual accounting method.

Committee Reports

ARC

- No Report

Landscaping

- The landscapers were requested to investigate the areas where water is pooling. One area has been addressed.
Ms. Weber was requested to contact the pavement company regarding the pooling.
- Several electricians were contacted to inspect the lighting and provide an estimate for the pool area.

Management Report

- A written report was included in the Board packet.

- The Master Directory homeowner information will be forwarded to Cadden Management. They will provide a final proof for review.
- The Board discussed having the camera at the main gate taking pictures of the cars and license plates. There was concern requiring drivers license to be shown by visitors.
- The Board discussed the investigation of a reported abandoned vehicle.

Violation Report

- A violation report was included in the Board packet for review.

Unfinished Business

Annual Meeting

- The Annual Meeting is scheduled for January 28, 2013.

Pool/Spa Re-Plastering Proposal

- Bids to re-plaster the pool/spa were provided for review.
Ms. Weber was requested to obtain a legal opinion on the contracts, down payment and hold back.

Pool/Spa Decking Replacement Proposal

- Bids to replace the pool/spa decking were provided for review.
- Discussion was tabled until the next meeting.

New Business

As Brought Forward

- No Discussion

Next Meeting

- January 28, 2013 – Annual Meeting
- February 18, 2013 - Board

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 4:30 p.m. was made by Larry Westberg, seconded by Ray Soule and passed unanimously.

Respectfully Submitted,
Kolleen K Weber, CAAM, CMCA
Community Association Manager
For Las Palomitas Homeowners Association