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Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, November 11, 2025 at 4:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Jennifer Zehr , President	X	Sarah Kiernan , Managing Agent
X	Hans Klaudt , Vice-President	X	Rebekah Tolbert , PPI
X	Lynn LaCanse , Secretary/Treasurer		Independent Contractor
X	Helen Steinman , Member at Large	X	Joan Groom, Meeting Minutes
X	Kirk Wohlers		
	Owners Present		
X	Debbie Robin	X	Henry Lucas
X	Virginia LaCanse	X	Judith Noiseux
X	Stephanie Kirz	X	Mary Riseberg

I. Call to Order

The meeting was called to order at 4:02 PM. after establishing a quorum.

Jennifer thanked all veterans or current service members on this Veterans Day for their service.

She also thanked Linda Head and Jim Davis, who have resigned from the Landscape Committee, for their years of service. They have given LPAL many years of untold hours interviewing providers, following up, monitoring work, and Linda is singlehandedly responsible for the much improved common areas. Thank you both for your service.

"We ask all homeowners to maintain decorum during the meeting; homeowner input will be welcome during the Homeowner Forum or if a motion is made and opened for discussion."

II. Minutes Approval

A motion was made and seconded (Klaudt/Steinman) to approve the May 13, 2025 Board Meeting Minutes as presented. Motion passed.

III. Financial Report *(Sarah Kiernan)*

October 2025 Financials

Operating Account	\$ 82,081.72
Reserve Account	\$366,395.66
Total Assets	\$448,477.38

For some reason the budget didn't import this month's financials, so there is no way to review the variances and it's not possible to approve the October financial report. But the accounts are healthy and in good shape.

IV. Reports

A. Landscape Report – (*Sarah Kiernan*)

Activities in Progress:

- No activities in progress.

Activities Completed:

- Repair work on irrigation along Via Palomita from our entrance to the Main Gate has been completed.
- The Landscape Committee prepared a schedule of all landscape work needed on a yearly basis which included work needed and the month that work should be done. That schedule was submitted to Sarah for review by the Board.

Recommendations:

- It is time for us to take a look at the tree work we need in the community. That work can safely be done in October (after the heat).
- Common area behind the pool cleaned two years ago has begun see volunteer invasive vegetation trying to grow back. It is recommended that we remove all of this invasive vegetation again and treat with plant killer. It may take a couple of treatments to totally knock that vegetation out. This vegetation includes rhus lancea, oleander, and buffleggrass.

Sarah reviewed the annual landscape schedule prepared by the Committee. She reported Drip Doctor will come out on Thursday to check the irrigation and gave them a \$500 limit. If the estimate is more or there is an emergency, Sarah will reach out to Jennifer.

A motion was made and seconded (Zehr/Klaudt) to approve the landscape monthly schedule for 2026 as submitted by the Landscape Committee. Motion passed.

Virginia mentioned bushes not being trimmed and Sarah responded many homeowners were opposed to that so we will need to move forward in a different way. She will send information to members regarding work the landscapers will be doing so homeowners are prepared for it.

Virginia also mentioned instances of plants growing in together which, according to the contract, the landscapers are to take care of. She requested that be put on the schedule. Jennifer said in the future the landscapers will be able to kill off any plant that shouldn't be there. Let Sarah know of such instances on your property.

B. Paint Committee (J. Zehr, J Noiseux, D Robin)

- Jennifer reported the committee has been going through paint contractor bids, paint colors, and how the painting will be implemented. Judith remarked she doesn't think some owners understand the painting of their house is required.
- Jennifer reported the paint pallet colors for both house and trim were on the pool wall and will be put up there again. As we move forward, the committee will determine how this project will be implemented.

C. Management Report – Sarah Kiernan

- Most issues in LPAL are landscape issues. An electrician will be out on Thursday to look at the lights at the ramada that aren't working.
- Sarah displayed color pallet schemes.
- Jennifer reported Pima County will not let us use 3 colors from our previous color pallet. Rather than trying to coordinate existing colors with new colors, the committee decided to create a new pallet. The colors will be generally darker as we can't the light colors and the trim will be darker than the house. She explained that Pima County will not allow colors with a LRV of more than 60.

V. Old Business

A. Trees in Community

- R.O. Landscape & Tree Service - \$8,800
- AZ Trees did a review, but no bid.
- Agave didn't send bid in time

A motion was made and seconded (Zehr/LaCanse) to approve R.O Landscape & Tree Service tree maintenance proposal for no more than \$10,000. Motion passed.

VI. New Business

A. Pool Decking (Action in Lieu)

- LM Painting - \$7,995
- Jennifer explained the main problem is the hole around the edge of the pool and water behind the tiles. Work will begin on Thursday and the pool will be closed for 7-10 days. We picked a color close to the previous color.

A motion was made and seconded (Zehr/Klaudt) to approve LM Painting to repair the pool deck for \$7,995. Motion passed.

B. Community Painting/Contractor

- LM Painting - \$264,595
- Jennifer reported LM is local and could do the best job for the best price. Some bids were higher or not inclusive of everything desired. They are

projecting 60-90 days to complete the project and they can start in January and finish before owners leave for the summer months. They can bring in extra crews if needed.

- Once the proposal is approved, Sarah will send info to homeowners regarding timing, cost and color schemes. It is the responsibility of the homeowner to inform their tenant of the timing of the painting. If there is a problem, contact Sarah and she will attempt to work things out.
- Sarah will let homeowners know when painters will be coming around to assess pre-painting fixes that might be needed. Information regarding Dunn Edwards can be put on the website.

A motion was made and seconded (Zehr/Steinman) to approve LM Painting houses for \$264,595. Motion passed.

C. 2026 Budget

- Sarah explained there is a budget for a 5% increase to \$1,102.50 per quarter and a budget with no increase.
- There was a 3% increase in Master Association Dues.
- Sarah doesn't think a dues increase is necessary.

A motion was made and seconded (Zehr/Klaudt) to approve the 2026 Budget with no dues increase. Motion passed.

- Stephanie recounted previous plans to move responsibility for the front yards back to the homeowners but it's hard for part time residents to keep up on that. Sarah said homeowners have the option to plant in their front yards but few have opted to do it. Stephanie suggested a committee to review that policy.

VII. Homeowner Forum

- Sarah read letter from a homeowner who would prefer their home be painted while they are away. Sarah said painting all the houses at the same time saves homeowners money.
- Hans requested an estimate of how many days the painters would be at individual houses. Sarah estimates a day and a half per home. If the painters have to do repairs on the house first, it will take longer so it's best to have any repairs taken care of prior to the painters coming. Once they do the inspection, they will have a better idea of how long it will take.
- Virginia noted the plant list was created in 1999 and suggested revisiting that as there are many new cultivars of species created since then. Sarah said that is on their item list.
- Judith mentioned exposed wires in a common area. Sarah will check it out.
- Hans remarked about people not picking up after their dogs and speeding cars. He doesn't understand why there are not more STOP

signs. Sarah said that is a Master Association issue and he could put a proposal together to present to them.

VIII. Next Meeting

December 9, 2025 at 4 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (Klaudt/Steinman) to adjourn the meeting at 5:38 PM.

Las Palomitas Board Members	Phone	Email
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