

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting  
February 17, 2014

Present: Bill Falsgraf, Ray Soule, Gloria DeVore, Monica Manning 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.

### **Appoint New Board Director**

**A motion to appoint Monica Manning to serve on the Board was made Larry Westberg, seconded by Ray Soule and passed with a unanimous vote.**

### **Homeowner Concerns**

- The Board discussed a Homeowner concern about violation letters. The four main concerns are that he was requested to remove the lattice, remove the pots from the wall, raising the wall and prohibited plants.

**The Homeowner was advised that the builder installed prohibited plants that were grandfathered. When the plants die the Homeowner will be required to plant something from the approved list.**

**Ms. Weber was requested to invite the Homeowner to attend the Board meeting to discuss their concerns and to provide a detailed list of issues in advance.**

- The Homeowner also requested the Board to consider installing signs on each side of the curb to slow traffic on Via Del Verdemar and Via Del Vireo.

**The Board discussed purchasing signs.**

**Ms. Weber was requested to obtain proposal for the signs.**

- A Homeowner advised her plants were not being irrigated on Via De La Tangara.

**Ms. Weber was requested to have the landscapers investigate irrigation to the plants.**

### **Hearings**

Lot 147 – 4057 E Via Del Vireo – Parking

- The Board discussed the ongoing parking violation.
- The granddaughter advised she would stop parking on the driveway.
- The violation will continue to be monitored.

### **Approval of Minutes**

**A motion to approve the December 16, 2013 Board Meeting minutes as written, was made Ray Soule, seconded by Monica Manning and passed with a unanimous vote.**

## **Financial Report**

- The December 31, 2013 financials were reviewed with those present.
- The January 31, 2014 financials will be forwarded to the Board.
- Delinquencies were discussed.

## **Committee Reports**

### ARC

- No Report

### Landscaping

- No Report

## **Management Report**

- A written report was included in the Board packet.
- The Board currently has six members. The size can be increased to seven or the President would not vote unless to break a tie.
- The Board discussed a rental property where the exterior light is not working on Via Del Chiquiri. The tenant may have the switch turned off or the breaker may be tripped.

**Ms. Weber was requested to contact the Homeowner regarding the light.**

### Violation Report

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

## **Unfinished Business**

### Pool Wall Curved Wrought Iron Fencing Proposal

- Biff Baker was contacted to provide a bid to install curved wrought iron on top of the pool wall.
- The Board discussed installing plants or cacti to deter access to the pool wall.
- The Board discussed obtaining an opinion from the insurance carrier.

**Ms. Weber was requested to contact the insurance company to provide a letter of opinion regarding the curved wrought iron on top of the wall.**

## **New Business**

### Pool Ramada Lighting Proposal

- The electrician worked on the ramada lighting and all lights were working.
- The Board discussed the light on the ramada may still not work at night.
- The electrician advised they would need to cut the concrete or pool deck in order to locate the sleeve for the wiring.
- The Board discussed their displeasure with the electrician not completing this work before the pool deck work was completed.

**Ms. Weber was requested to contact another electrician to obtain an opinion.**

## **Next Meeting**

- March 17, 2014 – Board Meeting

**Adjournment**

**With no further business to discuss, a motion to adjourn the meeting at 4:15 p.m. was made by Larry Westberg, seconded by Monica Manning and passed unanimously.**

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