
**Las Palomitas Homeowners Association
Annual Meeting Minutes**

Wednesday, January 24, 2018 at 6:00 p.m.

Catalina Foothills Church
2150 E Orange Grove Rd.
Room 406-8

Present:

Board:		Staff:	
X	Cassandra Meynard , President	X	Donna Wood , <i>Pinehurst Properties</i>
X	Monica Manning , Vice President	X	Barbara Laakso , <i>Meeting Minutes</i>
X	Ray Soule , Treasurer		
X	James Wolf , Member at Large		
X	William Falsgraf , Member at Large		
X	Terry Davis , Member at Large		
Owners:			
X	Barkley, Joyce , Lot 131	X	Head, Linda , Lot 125
X	Callum, Thomas , Lot 165	X	Krane, Ben , Lot 144
X	Davis, Jim , Lot 122	X	Krane, Melvina , Lot 144
X	Erickson, Pat , Lot 118	X	MacDonald, Scott , Lot 195
X	Dupre, Mitzi , Lot 129	X	MacDonald, Janet , Lot 195
X	Ranzer, Judy , Lot 171	X	Webster, Rosanne , Lot 103
X	Webster, Frank , Lot 103		

I. Call to Order & Welcome

A quorum was established and Board President Casandra Meynard called the meeting to order at 6:30 p.m.

II. Review and approval of Minutes of 2017 Annual Meeting

A motion was made and seconded (Roseanne Webster/Bill Falsgraf) to approve the January 24th, 2017 Annual Meeting Minutes as distributed. All approve. Motion passes.

III. President's Remarks and State of the Association

-
- Cassandra thanked Donna Wood and Pinehurst Properties for a job well done and continues to work to implement community changes.

 - In 2017, 8 homes have sold in Las Palomitas and one is currently in escrow.
 - Updates on pool and spa: about \$5K was spent to resolve pool & spa heater issues.
 - Pool and spa toilets have been updated on March 2017 to conform with ADA regulations.
 - Lights are now being maintained each week with drive thrus each Wednesday evening. We will be updating the common area lighting spending about \$6,000.
 - Our street signs will be updated to conform to the La Paloma guidelines. Spending about \$4,200
 - Landscape has been lightly updated at the main entrance, pool, and mailbox area.
 - There are approximately 500 Trees in Las Palomitas. The "Tree Replacement value" of all the trees makes for a significant asset for our community worth

about \$1.25 Mil ,- (at \$2,500/ 48" box tree x 500 trees). The actual tree appraised value is much higher (reflecting the tree species, size, location and contribution to the landscape) and makes us owners of a highly valued asset.

- May – July of 2017 AZ Tree Service trimmed all the major trees in Las Palomitas for a cost of \$29,000
- President Meynard thanked Ray Soule for his vision for the community landscape and for moving forward with the 3-5 year community landscape long-range plan.
- Landscape architect proposes to transform a 25x25 ft bare dirt common area by planting a "sea of soft grass" which will be a low water usage design.
- Owners are requested for input to incorporate other common areas that may require landscape maintenance.
- Monica Manning invited the community to check Richard Underwood's home as a demo to see if they want to do landscape planning for their home area as well.
- Road asphalt maintenance is scheduled for 2018 to cost \$11K.
- Owners are encouraged to drop by during board meetings to have an idea of what is going on in the community and to be involved in community planning.
- Email communications and website are kept up regularly with information on loss prevention, rules and regulations updates, trash, insurance information, etc. and community members are encouraged to read up on these updates. The website address is www.laspalomas.org

- Monica Manning asked the community members present to actively participate in listing the pros/cons of and to encourage members to serve on the board and be a part of various committee of activities.
 - What holds folks back from serving on the board?
 - Extremely committed in other areas and serve on other boards
 - Other obligations and elder parents
 - Don't live in the community full time
 - Response to painting project was onerous and want to step back this type of issues
 - Low pay/No pay
 - Concerns about time commitment
 - Break from public interactions like the painting project
 - Fear of complaints
 - 97 homes in LP and a small sample are present today indicative of community members lack of interest
 - Rental properties how many? Renters are transient and would be unlikely to serve
 - Donna Wood says there are more investments properties with absentee owners
 - Don't feel qualified to be board members

 - What are the reasons for folks to serve on the board:
 - Making a contribution to one's community
 - Having a say on how community is run
 - Meeting neighbors
 - Understanding how community is managed and knowing the CC&Rs
 - Get a chance to represent their issues

- Gratifying experience to take on projects from plan to finish
- Know what's going on the community
- Understanding what's going on with the Master Association
- Knowing the finances of the community

Cassandra announced this is Monica Manning's last night to serve after having served for 4 years as board member. Everyone on the board and in the community thanked Monica for her service and support.

IV. 2017 Financial Report (Ray Soule)

Dec 31, 2017 Financials:

Operating acct	\$ 39,823.24	
Reserve acct	\$ 84,878.92	
CD Alliance Bank	\$ 27,420.02	
Reserve Assets Total	\$112,318.94	actual 109K
Total Assets	\$152,142.18	

A motion was made and seconded (Soule/Meynard) to approve the December 31, 2017 Financials as presented, and to approve the transfer of \$6,059 from the Operating Account into the general Reserve Account. All approve. Motion passes.

V. 2018 Approved Budget Presentation

- Board decided that there is no increase in HOA dues
- Income from dues \$850/quarter with a total of \$329.8K
- \$500 from title transfer fees will be added to income in 2018.
- Total Expense budget \$238K (\$5K less than 2017)
- Establish an allowance for bad debt

VI. New Business

- No new business to discuss.

VII. Announcement of Election Results

- **Cassandra Meynard, James Falsgraf, James Wolf, Terry Davis & Jim Davis were elected to the board of directors.**

X. Adjournment

- **There being no further items of business, President Casandra Meynard adjourned the meeting at 7:40 p.m.**