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# Las Palomitas Homeowners Association

## Board Meeting Minutes

**Tuesday, March 10, 2020 at 4 PM**  
Catalina Foothills Church, 2150 Orange Grove Rd, 405-7

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***Board: Present***

**X Terry Davis**, President  
**X Jim Davis**, Vice-President  
**X Sarah Frieden**, Member at Large

***Staff:***

**X Donna Wood**, Managing Agent  
**X Joan Groom**, Meeting Minutes

**Owners Present**

None

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**I. Call to Order**

The meeting was to order at 4:08 p.m. after establishing a quorum with all members present.

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**II. Homeowner Input**

- None

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**III. Minutes Approval**

**A motion was made and seconded (J. Davis/Frieden) to approve the January 21, 2020 Board Meeting Minutes as amended. Motion passed.**

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**IV. Financial Report (*Donna Wood*)**

January Financials

Current Assets	\$ 98,375.78
Reserve Assets	\$ 213,066.32
<b>TOTAL ASSETS</b>	<b>\$311,442.10</b>

- **Income: January income is under budget by \$6,260 (refer to February and the Executive Session).**
- **Administrative Expenses: Under budget by \$22,917.18** mainly on how the insurance got paid in January. It is still a budgeted item and will balance out with payments made in 2020. Everything else is close to budget.
- **Maintenance: Under budget by \$1,988.50.** Landscape cleanup, tree planting and removal did not get used.
- **Utilities: Over budget by \$379.86.** Over in electricity by \$61.13 and over in water by \$546.71.
- **Total Expenses:** We are under budget, but skewed by the insurance budget.
- **Reserve Expenses:** We paid \$3,000 for common area clean up.
- **Transfer:** Monthly transfer to Reserves of \$6,600.

February Financials

Operating:	\$ 68,457.61
Reserves:	\$283,790.86
<b>Total Assets:</b>	<b>\$352,248.47</b>

- **Income: February income is over budget by \$2,830, but we are still under for the year by \$3,430. (Executive Session)**
- **Administrative Expenses: Over budget by \$2,068.90** due to the scheduled insurance payments. We spent \$232 on legal expenses. We were over in postage and copies due to the annual meeting mailing.
- **Maintenance: Under budget by \$255.**
- **Utilities: Over budget by \$720.06. Overage is all in water.** I need to investigate which meter.
- **Reserve Expenses:** \$1,350 for concrete repair and \$3,150 for the new spa heater.
- **Transfer:** \$6,600 to Reserves.

**A motion was made and seconded (J. Davis/Frieden) to approve the January and February 2020 Financial Reports as presented. Motion passed.**

## V. Reports

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### A. Management Report (*D. Wood*)

In Escrow					
Escrow Date: 1/4/2020-3/8/2020					
New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Marc & Julie Wolfe	4056 E Via Del Vireo	143	Denise Winsky	2/17/2020	
Mary Ellen Taylor	3925 E Via Del Verdemar	110	Julie Garrison	01/15/2020	
Nanda Kishore Pullela & Kavitha Yaddanapudi	407 E Via De La Tangara	133	Jonathan Mitchell	3/4/2020	

**Landscaping:** As I write this, the new Landscape Committee (Anita Constant & Linda Head) and I are meeting with Brandon Williams on Tuesday morning at 9 AM. I will give a report in person. We are dealing with LOTS of weeds. Where there is rain, there are weeds. I have requested we get a few more days scheduled with them in March to get on top of the weeds. *We will wait until after the rain to deal with the weeds. Anita and Linda have divided up responsibility for monitoring landscape issues, each taking a section of the community.*

**Pepper Trees Trimmed:** The pepper trees were trimmed last week on Via Palomita and they look so much better. They thought they might have to take the pepper tree closest to our main entrance out, but it turned out OK (for now). They fertilized all the trees as well.

### **Pool Area:**

We had to replace the spa heater. But it should be up and running within about 7 days. Davey's Pool Service has been extremely responsive to our needs.

**Miscellaneous:** I wanted to give you an update on what I know about the new entry system. About 68% of the people have submitted forms.

La Paloma is hoping for an April/May integration for the new entry system. It will utilize an RFID (radio frequency tag) that will be affixed to your headlight. This will automatically open the gate for you to bypass the gate staff and drive through an "RFID tag only lane." This will allow less traffic and wait times at the entry gate and more efficient use of personnel.

The La Paloma sticker will be phased out after this year. It presents a security risk since people can move out or tenants leave and still have access in La Paloma for the remainder of the calendar year. With the RFID tag, if an owner or tenant moves out, it will be immediately "turned off."

**A discussion topic for guest parking issues.**

**Goldschmidt/Shupe Lunch and Learn Presentation:** On 2.20.2020 attended education session that included ARC standards which I have attached at the end of this report. We would like to ask the Board that if we miss anything in the inspection process to feel free to send us a picture with details (or ask us to check on something on our next inspection). We are happy to do that.

We hope you plan to attend the Maxwell & Morgan Lunch & Learn on Wednesday, March 11<sup>th</sup>, where Chad Gallacher will discuss duties, standards & best practice tips for Board members.

**VI. New Business**

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- A. Ramada and outdoor shower update
- Terry reported the area within the Ramada is in sad shape. At a minimum, we should get quotes to see how much it would cost. Donna reported the tiles in the shower have breaks. She will solicit some quotes.

- B. Guests Parking in Las Palomitas – with new entry system

Sarah inquired about being able to open the pool gate from the inside without a key in case someone gets locked in without their key. If there are more requests or additional people are having issues, we can revisit this issue.

**VII. Next Meeting**

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**April 14, 2020 at 4 PM**

**VIII. Adjournment**

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**There being no further business, the meeting adjourned at 4:39 PM.**