

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

December 16, 2013

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

Absent: Ray Soule

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:08 p.m.

Homeowner Concerns

- No Discussion

Approval of Minutes

A motion to approve the November 13, 2013 Board Meeting minutes as written, was made by Bill Falsgraf, seconded by Larry Westberg and passed with a unanimous vote.

Financial Report

- The November 30, 2013 financials were reviewed with those present.
- Budget variances were discussed.
- A letter was mailed to all Homeowners explaining the 2014 assessment increase.
- The Board discussed the Master Association increasing the 2014 assessment and the services they provide to the community.
- Delinquencies were discussed.

A motion to approve the November 30, 2013 financials as presented was made by Larry Westberg, seconded by Bill Falsgraf and passed with a unanimous vote.

Committee Reports

ARC

- No Report

Landscaping

- No Report

Management Report

- A written report was included in the Board packet.
- The Brown Law Group installed new software and will not be able to produce collection reports until January 2014.
- Requirements were provided to the Homeowner that wants to increase the wall height.
- Sovereign Electric installed the sensors for the lights in the restrooms.

- The company doing the power coating of the pool and spa railing was authorized to replace some of the broken pieces located at the bottom of the railings in the pool area.
- Cactus Asphalt completed street repairs were made on Via del Chiquiri and Via del Vireo.
- The landscapers were requested to check the irrigation to the pepper trees on Via Palomitas.
- Waste Management was contacted regarding the fuel charges. They advised the surcharge changes with the cost of fuel.
- The pool maintenance room vent is rusted out and needs to be replaced.
- The Board discussed a resident that has a guest pass and parking a vehicle in guest parking.

Violation Report

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

Unfinished Business

Fencing on Pool Walls

- Biff Baker will be contacted to provide a proposal to install shepherd hook fencing on top of the current fence.

New Business

Annual Meeting

- The Annual Meeting is scheduled for January 29, 2014.

Lot 151 – 4037 E Via del Vireo – Landscaping Submittal

- The Homeowner submitted for landscaping.
- The Homeowner will be advised that the olive tree is not allowed.
- ARC denied by the Board.

Lot 200 – 5949 N Via del Chiquiri – Sap on Wall

- The Board discussed the sap on the wall from common area trees.
Ms. Weber was requested to have the landscapers inspect the trees to determine what can be done to prevent this problem in the future. The Association will pay to have the wall cleaned or painted.

Next Meeting

- January 29, 2014 – Annual Meeting

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 4:00 p.m. was made, seconded and passed unanimously.

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