

Draft

Las Palomitas Homeowners Association

Board of Directors Meeting

April 20, 2015

Present: Monica Manning, Terry Davis, Ray Soule and Gloria DeVore. Also present was Mandi Bates with Associa Arizona.

Call to Order

The regular Board meeting of Las Palomitas was called to order by Board Vice President, Monica Manning, in Bill Falsgraf's absence, at 3:02 pm.

Homeowner Concerns

- No Discussion

Hearings

- No Hearings

Approval of Minutes

A motion to approve the March 2015 Board Meeting minutes as amended, was made by Ray Soule, seconded by Terry Davis and passed with a unanimous vote.

Financial Report

- The board discussed that the Reserve account looks in order.
- Due to a change in pool vendors this year, the board will budget separately for pool management and janitorial contracts in 2015.
- The Sovereign invoice should have been paid out of reserves.
Ms. Bates was requested to have the invoice for Sovereign Electric paid out of reserves instead of operating.
- The board requested an explanation of what Deferred Assessments are on the financials and how they differ from Prepaid Assessments.
- Consulting Service is budgeted for \$50.00 monthly and Legal Fees are not budgeted. This needs to match even though it will balance at years end.
- Account 228-7737 being sent to collections if they are still delinquent.

A motion to approve the March 2015 financials was made by Terry Davis, seconded by Gloria DeVore and passed with a unanimous vote.

Committee Reports

ARC

- No report.

Landscaping

- Norris Design will submit an RFP to review and send to contractors the board chooses to bid on the project..
- New irrigation system needs to take failing Pepper trees into account while installing new irrigation line.

Management Report

- A written report was included in the Board packet.

Unfinished Business

Jerry Hubbard Projects

- Jerry Hubbard has repaired the brick walkway leading from the mailboxes. He will be replacing roof tiles and repairing/painting the streets signs.

Street Signs

- Pierre Renault with the Master Board has confirmed that as long as the board replaced the pole and paints or stains it in a rustic color, there is no need to replace the entire “slow down” signs.

Management Contract

- **The board discussed the Management contract; items to be addressed, revenue generated by the website for advertisements, if website is cancelled the fee will remain the same, reliance is at the owner’s risk, etc.**
- **The Board will make a list of items they would like changed in the new contract.**

Mobile Access

- Ms. Bates received information from Associa’s IT department regarding the use of mobile devices. The IT departments stated that the website is meant to be used for desktop users and not mobile devices. Android may not work on the iphone.
- The Board will write a letter in regards to the lack of access of mobile devices.

Irrigation Project Plan: Communication

- Ms. Bates will need to provide homeowners a proposed timeframe for each street as work is scheduled to be completed.
- An email should be sent and the website updated with updated information on the irrigation project every Friday.
- If changes occur, an email blast is an appropriate form of communication.
- Ms. Bates will be the point of contact for the irrigation project.

Pool Party

- The annual Pool Party was a success and the boards Norris Design provided outlining the project were a hit.
- There was discussion regarding the purchase of easals for upcoming meetings as a way t6o convey a visual to the homeowners.

New Business

TEP Tree Giveaway

- TEP is giving away trees to homeowners who qualify.

Ms. Bates was requested to get all of the information on the program and email the board members.

2016 Budget Items

- Need to finish irrigation, plantings, etc.
- New entry, lighting, etc.
- Pool Security bars
- Painting homes- change colors
- Level 2 audit

- Remove 2 Pepper trees annually
- Heat pool annually

Next Meeting

- Board Meeting: May 18, 2015- Associa Arizona Offices, 6840 N. Oracle Rd. Ste. 130 at 3:00pm

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 4:32 p.m. was made by Ray Soule, seconded by Terry Davis and passed unanimously.