

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

October 17, 2011

Present: Ray Soule, Gloria DeVore and Bill Falsgraf. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Terry Davis and Larry Westberg.

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:05 p.m.

Homeowner Concerns

- No Discussion

Approval of Minutes

A motion to approve the July 18, 2011 meeting minutes as written was made, seconded and passed with a unanimous vote.

Financial Report

- The September 30, 2011 financials were included in the Board packet.
- Delinquencies were discussed.

A motion to accept the September 30, 2011 financials as presented was made, seconded and passed with a unanimous vote.

Committee Reports

ARC

- No Report

Landscaping

- The landscapers continue to repair irrigation leaks.
- Ms. Weber is investigating the Tucson Water conservation rebate program. They will perform an audit of the water system.
- The Board discussed a dead tree on a neighboring property by Carol Cowan.

Management Report

- A written report was included in the Board packet.
- LaPaloma adopted a lease addendum that allows them to fine Homeowners for tenant actions.
- The \$100.00 LMR gift certificate was applied toward the August management fee.
- The tree at 4074 E Via de la Tangara was removed.
- Judy Murphy is requesting a replacement tree in the common area by her home.
- The Board discussed the contract to maintain light bulbs and sensors.

Ms. Weber was requested to contact the contractor to be sure the lights are being maintained on a regular basis.

- The landscapers will install the plantings by the pool.
- LaPaloma sent a letter regarding the appearance of the pepper trees. Bids to prune and remove two trees were provided for the Board to review.
- The Board agreed to contract to have the trees trimmed.

Ms. Weber was requested to investigate to determine who owns the property where the trees are located.

Violation Report

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

Unfinished Business

Irrigation Line Proposal – Front Yards

- Discussion was tabled.

2012 Budget

- The draft 2012 Budget was previously provided for the Board to review.
- All known contract increases were incorporated into the draft.
- The Board discussed updating the Reserve Study.

A motion to approve the 2012 Budget as presented was made, seconded and passed with a unanimous vote.

New Business

Pool Motor Replaced – Ratify in Meeting Minutes

A motion to ratify the replacement of the pool motor was made, seconded and passed with a unanimous vote.

Lot 164

- The Board reviewed the Homeowners request to install a shade structure on the south side of the porch.

Holiday Lights

- LaPaloma sent a letter outlining the restrictions for holiday lighting.

Next Meeting

- The next Board meeting is scheduled for November 21, 2011.

Adjournment

With no further business to discuss, a motion to adjourn at 5:00 p.m. was made, seconded and passed unanimously.