
Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, April 11, 2023 at 4:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Jim Davis , President	X	Christy Johnson , Managing Agent
X	Jennifer Zehr , Vice-President		
X	Stephanie Kirz , Member at Large		Independent Contractor
A	Pete Torrez , Member at Large	X	Joan Groom , Meeting Minutes
A	Courtney King , Member at Large		
	Owners Present		
X	Linda Head	X	Hans Klaudt & Judith Noiseux
X	Mary Risberg & John Risberg	X	Richard Mills

I. Call to Order

The meeting was called to order at 4:00 PM. after establishing a quorum.

II. Homeowner Input

Judith asked how long the construction dumpster will be out and also about piles of dirt on the sidewalk. Christy said she is working on getting it all removed.

Mr. Risberg described water line leak and discovered that their homeowners' insurance for condos does not cover the line to the meter under the common area, which costs \$7,500. Stephanie replied that other homeowners are having that problem because of the condo classification. She would like have the Board address the issue. She reported there is a separate service line policy for \$10 a month that covers the water line and the sewer line. Christy will follow up.

III. Minutes Approval

A motion was made and seconded (Zehr/Kirz) to approve the March 14, 2023 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Christy Johnson*)

April 2023 Financials

Operating: \$ 66,011.15
Reserves: \$247,474.66
Assets: \$313,485.81

Income:

Administrative Expenses: Over budget by \$1,321.10. This is due to the payment of the Reserve Study.

Maintenance Expenses: Our maintenance expenses are under budget by \$832.72.

Utilities: Utilities are over budget by \$632.15 due to the gas bill.

Total Expenses: Our total operating expenses are \$1,120.53 over budget for March.

Reserve Expenses: A total of \$7,452.98 was spent out of the Reserve Budget for March. \$2,726 was spent to fix broken tiles on the pool area roof and Ramada, and \$4,726.98 was spent to replace the pool and spa pump and plumbing.
Transfer: Our monthly transfer is \$4,666.67.

V. Reports

A. Landscape Report (*L. Head/ A. Constant*)

Linda reported we have completed the first cleanout. Things were missed and that will be corrected. But we removed a ton of dead invasive vegetation. Next on the list is the tree work. We are getting approval from owners for the trees to be planted, and the remaining the tree work will exhaust the funds allotted us for the year. The trees will be planted next week and will be 25 gallon trees, which do well. Linda will make sure Drip Doctor comes to supply water to those trees.

We are on to plans for the removal of the rest of the rhus lancea and the cleanouts that still need to happen as well as the re-vegetation of some of the common areas. Linda is hoping there will some more money available after the Reserve Study comes in to fund those projects.

B. Management Report (*C. Johnson*)

See March 2023 Financial Report above.

VI. Old Business

None

VII. New Business

A. Packrats

- Stephanie reported several packrat nests in the common area wash. She suggested getting Mister Packrat back to start removing the nests. Jim thought Gill would remove the nests, but they told Stephanie they will only sprinkle poison around.
- Christy can get bids for non-poisonous remedies.
- Stephanie reported rat scat under the sink at the pool. Christy will make sure that area is thoroughly cleaned.

B. Gravel on Vireo

- There are 6 houses on Vireo that have no gravel. Linda reported some people didn't want gravel. Others bought the gravel when it was offered. Jim confirmed it is the owners' responsibility.

C. Pool Furniture

- Christy will do an inventory of furniture previously at the pool, have current chairs re-strapped, and order additional furniture to equal furniture traditionally available at the pool.

VIII. Next Meeting

Next Meeting May 9, 2023 at 4 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (Kirz/Zehr) to adjourn the meeting 4:32 PM.

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