

**Las Palomitas
Board of Directors Meeting
Tuesday, April 12, 2022, 4:00 pm
Zoom Virtual Meeting**

Board Present Terry Davis, President Jim Davis, Vice President Stephanie Kirz, Member at Large Members Present Joyce (John) Barkley Linda Head Lawrence Ring	Staff Present Christy Johnson, Managing Agent Independent Contractor Sarah Morrison-Kiernan, Meeting Minutes
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Board Meeting

1. Call to Order

Terry Davis called the meeting to order at 4:01 p.m., after establishing that a quorum was present.

2. Homeowner Input

No homeowner input

3. Minutes Approval

A motion was made and seconded (Davis/Kirz) that the March 09, 2022 Meeting Minutes be approved with the following corrections – change Linda to Linda Head, correction from Jenny to Ginny pg 3 - Motion passed.

4. Financial Report – March 2022 Financials -

March 2022 Financials

Operating: 68,016.62
Reserves 204,347.94

Assets \$ 272,364.56

5. Reports

Landscape Report (L Head)

Activities in Progress:

The committee continues to monitor the progress of the Via Palomita project. All is done except the rip rap. That work will begin on April 18th or 19th. The trees planted are all thriving and growing.

Arcadia Landscaping began landscaping work Las Palomitas on April 1, 2022. Prior to the start, committee members met with Greg Spivey, Arcadia Manager for our community, and other employees to discuss the landscaping work in Las Palomitas and walk a few streets. Because of some issues that presented themselves, the crew was not here for a full day that first Friday. Greg stated that they would add another crew member for the following Friday. Actually, he brought in six crew members and two trailers and finished cycle 1 and cycle 2.

The committee will meet with Drip Doctor on within the next week or so to walk the project and make sure nothing has been overlooked. We will also work with Drip Doctor to set up a schedule for changing the timing of irrigation as needed throughout the year. To maintain the system, periodic flushing of lines also needs to be scheduled.

The committee decided to postpone the planting of our pups along Via Palomita for a few months. While meeting with Arcadia, we all agreed that the landscaping crew would not have time to focus on transplanting. They were advised to not remove pups in the community. That way the pups will stay in the ground and remain healthy until time permits for transplanting.

The committee has identified potential locations on Vireo and Buho for a few more trees. The committee will meet and review those locations and prepare our final recommendation. Master Gardeners organization which is an extension of the University of Arizona have been contacted to meet, free of charge, with the committee to offer suggestions. An update and perhaps a proposal will come in the next few months. We will utilize all available free resources.

Linda and Stephanie will turn on irrigation system and do a walk-through with Don Black with Drip Doctor to make sure everything is working properly on April 19, 2022.

The committee recommends that we notify homeowners about the new company and new landscaping schedule of Fridays.

Management Report (C. Johnson)

March 2022 Financials

Operating: 68,016.62
Reserves 204,347.94

Assets \$ 272,364.56

Income:

Administrative Expenses: Under budget by \$7,542.32. The Rural Metro billing is off cycle. Quarterly payment was made in February so next billing is in May.

Maintenance Expenses: Our maintenance expenses are under budget by \$223.13.

Utilities: Utilities are over budget by \$1,968.62. Water & sewer were over budget by \$1,896.09.

Total Expenses: Our total operating expense is about \$18,022.87 about \$5,796.83 under budget for March.

Reserve Expenses: We spent \$12,900.00 out of reserves for irrigation improvements.

Transfer

Our monthly reserve transfer is \$5,682.08

Landscaping

See Linda's Report.

6. Old Business

7. New Business

- A. Drainage issues on Chiquiri – Lawrence Ring
A motion was made and seconded (Kirz/Davis) to have Arcadia put in riprap (drainage trench with rocks) \$1,900.00. Mr. Ring approves of solution.
- B. Kirz – defining the HOA's role in landscaping to homeowners
- C. Large mistle toe in common area- Linda Head would like to address all noxious plants in the community at the same time – landscape committee will review
- D. Community Spa needs replastering – Christy Johnson has requested bid from Davey's Pool

Adjournment

The meeting was adjourned at 4:29 pm. The next meeting will be held on May 10, 2022 4:00 pm via Zoom