

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

January 18, 2016

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

Absent: All present.

Call to Order

The regular Board meeting of Las Palomitas was called to order by Board President, Bill Falsgraf at 3:00 pm.

Homeowner Concerns

- No Discussion

Dunn Edwards

- Veronica with Dunn Edwards reviewed several ways in which Dunn Edwards could help the Board with their painting needs.
 - Some items discussed were that individual homeowners would need to be billed based on their homes size and amount of detail.
 - There are several different floorplans within Las Palomitas.
 - The board will need to review the paint list from previous years.
- Ms. Bates was requested to email the board a list of painted homes.**

Hearings

- No Hearings

Approval of Minutes

- The Board reviewed the December 21, 2015 Board Meeting Minutes.
- A motion to approve the December 21, 2015 Board Meeting Minutes as amended, was made by Terry Davis, seconded by Ray Soule and passed with a unanimous vote.**

Financial Report

- The September, October, November and December 2015 financials were reviewed with the board.
- September began with \$165,000.00 in Reserves.
- Norris Designs was paid \$345.00.
- \$8,000.00 was transferred from Reserves to Operating to pay outstanding invoices.
- In October, the \$8,000.00 was transferred back to Reserves from Operating.
- In November, there was \$166,800.00 in Reserves.
- \$36,000.00 was paid to AAA Landscape for irrigation installation.
- \$1,089.00 was paid to Norris Designs for consulting on the irrigation project.
- In December, pool and spa pumps were purchased and paid for out of Reserves.
- \$18,000.00 was paid to AAA Landscape.
- At year end, there was \$115,400.00 in Reserves.

- Overall, we spent less than budgeted in 2015.
- Electric was over \$1,500.00 year-to-date.
- Water was over \$4,500.00 year-to-date.
- Janitorial service was over \$2,700.00 year-to-date.
- Gas was \$1,000.00 under budget year-to-date.
- The trash and recycling contract was renewed and \$1,200.00 was saved year-to-date.
- Overall, AAA Landscape charged \$13,013.00 under contract.
- Norris Designs anticipated more onsite visits and will reduce their contracted amount as well.

A motion to approve the September, October, November and December 2015 financials was made by Monica Manning, seconded by Terry David and passed with a unanimous vote.

ARC Violations

- The Board discussed the current violations.

Management Report

- The Management Report was given.
- Two trees were removed by 3R Landscaping at 4032 E. Via del Vireo.
- The men's restroom toilet at the pool was repaired.
- Two umbrellas will be purchased for the pool area.
- Light pole at the pool was repaired.
- Towing signs from A & B Towing have been installed.

Unfinished Business

DRC Representative

- The Board will ask a new member to join the DRC to represent Las Palomitas.

Associa Vendor Portal

- A change in the Associa Vendor Portal process was discussed. Managers have been advised to seek vendors already approved on the portal.
- 3R Landscape and Jerry Hubbard have not signed up for the portal.
- Board members continue to express dissatisfaction in the portal.

Insurance Claim Update

- The deductible for the HOA is \$5,000.00 per occurrence.
- The claim came out to total \$5,006.00.
- A copy of the Insurance claim report was provided in the board packet.
- The Board opted to withdrawal from the claim.

Management Contract

- The Board requested that the new Associa Management contract be provided for their review.

New Business

Final Annual Meeting Details

- Sign In is 6:00 pm, meeting start is 6:30 pm at Catalina Foothills High School.
- The Board will discuss the irrigation project.
- Exterior painting will be started.
- Easels for Dunn Edwards' renderings will be set up for viewing.

- Bill Falsgraf will bring coffee and cookies for the meeting.

Next Meeting

- Board Meeting: February 15, 2016- 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 4:45 p.m. was made by Monica Manning, seconded by Ray Soule and passed unanimously.