

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting

October 18, 2010

Present: Bill Falsgraf, Gloria DeVore, John Twomey, Larry Westberg (via phone) and Jennifer Zehr. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Terry Davis

### **Call to Order**

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

### **Determine Quorum**

- Quorum was attained with five Board members present.

### **Homeowner Concerns**

- A Homeowner provided a proposal from Roto Rooter to repair two areas of the sewer line. The tree roots in the main line would be the responsibility of the Association. The Homeowner recommended splitting the cost since one of the repair areas would be her responsibility. Ms. Weber obtained a bid from Silverado that was substantially less expensive.  
**The Board requested that Ms. Weber have Silverado Plumbing review the estimate from Roto Rooter to make sure the work is the same.**
- The Board discussed the importance of keeping accurate and complete HOA records, as well as safe storage off site in a portable container. The container will be available to Board Directors.

### **Approval of Minutes of July 26, 2010**

**A motion to approve the July 26, 2010 meeting minutes as written with corrections was made by Jennifer Zehr, seconded by Bill Falsgraf and passed with a unanimous vote.**

### **Financial Report**

- The July, August and September 2010 financials were reviewed with those present.
- The sewer issue was discussed earlier in the meeting.
- A dead tree removal behind the home of Terry Davis will be paid from the contingency reserve.
- Water costs have increased approximately 30% due to usage and leaks.
- Delinquencies were discussed.
- The Board discussed garnishing the rent of one delinquent Homeowner. The Board would like to proceed with the attorney reviewing the possibility of garnishment.  
**A motion to approve the July, August and September 2010 financial reports as presented was made by John Twomey, seconded by Bill Falsgraf and passed with a unanimous vote.**

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- The Board discussed their concern with the recent tree trimming completed by the landscapers.

- The landscapers are still not arriving on time.
- There have been several large leaks that were not repaired in a timely manner.
- A proposal from another landscaping company and a previous bid from Tierra Concepts were provided for the Board to review.  
**The Board requested that Ms. Weber obtain bids from Horticulture Unlimited and the landscaper for Ridge IV.**
- The current landscapers will be contacted to discuss the ongoing issues and advise the \$200.00 requested increase will not be approved.

#### Communication

- No Report

#### Pool

- The pool decking has been repaired and painted.
- New cracks will be patched and painted.
- This work should delay replacing the decking by approximately two years.
- The Board discussed their dissatisfaction with the cleaning of the pool area and bathrooms.
- The pool lights will be inspected and repaired tomorrow. The Board advised that LMR should not charge for services that are not being performed in a timely manner.  
**The Board requested that Ms. Weber obtain proposals for the pool cleaning contract.**

#### Violation Report

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

#### **Management Report**

- A written report was included in the Board packet.
- Silverado Plumbing worked on getting all the backflows functioning.
- A complaint was filed with the County against the inspector since she was very rude to Ms. Weber as well as the plumber.
- The Board discussed a Homeowner that intends to submit information regarding a repair to a main water line. She is seeking reimbursement for the costs.
- Linda had the lining under the roof tiles replaced and advised the damage was due to storm damage. The roof was inspected and the claim will be declined since it was determined the damage was a maintenance issue.

#### **Unfinished Business**

##### Trash – Waste Management Contract/Containers

- The Board discussed Waste Management exchanging the recycling containers for the lidded containers. There are three sizes available.  
**The Board requested that Ms. Weber contact Waste Management to drop one of each size by the mailboxes for Homeowners to view.**
- Waste Management will be requested to schedule the exchange for November.

##### Red Alert Card with Magnetic Back

- The red alert cards will cost \$50.00 for 125. The Board approved the printing and distribution of the Red Cards to homeowners and renters.

##### Pool Deck Presentations

- Pool deck proposals are postponed until the decking is in need of replacement.

## **New Business**

### Annual Meeting – Road Reserves Explanation

- The Board discussed providing information on the Road Reserves at the Annual Meeting.

### Sewer Repairs

- The Board discussed preventative maintenance for the sewer lines.  
**A motion to obtain a proposal from Silverado Plumbing to scope the sewer lines and record to DVD was made Jennifer Zehr, seconded by Larry Westberg and passed with a unanimous vote.**

### Landscaping Request for Proposal

- Discussed earlier in the meeting.

### 2011 Budget

- The draft 2011 Budget was provided for the Board to review.
- All known increases were incorporated into the draft.  
**A motion to approve the 2011 Budget subject to adjustments for any landscaping contract changes was made by Jennifer Zehr, seconded by Larry Westberg and passed with a unanimous vote.**

### Dynamic Towing Contract

- Dynamic Towing bought out Adage Towing Company.
- The Association would need to sign a contract and post signs in order for Dynamic Towing to be able to remove cars.
- No further action will be taken at this time.

### Board Director Appointment

- The Board is still seeking a volunteer to serve on the Board.

## **Adjournment**

With no further business to discuss, a motion to adjourn at 4:45 p.m. was made by Larry Westberg, seconded by Jennifer Zehr and passed unanimously.

Respectfully Submitted,  
Kolleen K Weber, CMCA  
Community Association Manager  
For Las Palomitas Homeowners Association