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**Las Palomitas Homeowners Association**  
**Board Meeting Minutes**  
**Tuesday, September 10, 2024 at 4:00 PM**  
Zoom Virtual Meeting

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<b>Board: Present</b>		<b>Staff:</b>	
<b>X</b>	<b>Jim Davis</b> , President	<b>X</b>	<b>Sarah Kiernan</b> , Managing Agent
<b>X</b>	<b>Jennifer Zehr</b> , Vice-President	<b>X</b>	<b>Shannon Fitzpatrick</b> , PPI
<b>X</b>	<b>Casandra Maynard</b> , Secretary/Treasurer		
<b>X</b>	<b>Terry Davis</b> , Member at Large	<b>X</b>	<b>Independent Contractor</b>
<b>X</b>	<b>Helen Steinman</b> , Member at Large		<b>Joan Groom</b> , Meeting Minutes
	<b>Owners Present</b>		
X	Linda Head	X	Craig Waterman
X	Judy Ranzer	X	Lynn LaCanse
X	Toppy B	X	Richard Mills
X	Judy Velasco		

**I. Call to Order**

The meeting was called to order at 4:01 PM. after establishing a quorum.

**II. Homeowner Input**

None

**IV. Minutes Approval**

**A motion was made and seconded (J Davis/Maynard) to approve the May 14, 2024 Board Meeting Minutes as presented. Motion passed.**

**V. Financial Report** *(Sarah Kiernan)*

**August 2024 Financials**

Operating Account	\$ 55,023.81
Reserve Account	\$319,765.07
Total Assets	\$374,788.88

**Income:** Dues income is under budget by \$6,859.38. We have past due accounts, and Pinehurst is in communication with the homeowners. Sarah is expecting 3 of those payments within a week.

**Total Expenses:** Under budget by \$43,628.64 YTD; after we pay for the roadwork, we will be more in line with our planned expenditures.

**Transfer:** Our monthly transfer is \$4,777.58.

## V. Reports

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### A. Landscape Report *L. Head*

Linda reported the Landscape Committee hasn't met because the focus has been on getting the irrigation fixed and completing the common areas cleanout. The irrigation is fixed for the most part. There are a few glitches which will be straightened out in a week or so. We encourage as many cleanouts as can get done.

### B. Management Report (*Sara Kiernan*)

In Escrow

5/1/2024 to 8/31/2024

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Anthony Aeilts	4040 E Via Del Vireo	139			
Laxmanbhai Parshottam Pate	4048 E Via Del Mirillo	188			
Craig Waterman & Nicole Rossi	5925 N Via Del Chiquiri	197			

### DRC Submittals:

Lot 133 – Burke – Front Yard Plantings – pending.  
Lot 186 – Scanlan – Front Yard Plantings – pending  
Lot 175 – Kirz – Front Yard Plantings – pending  
Lot 176 – Bounds – Tree Planting -- pending

### Irrigation

- From what we can tell, all major irrigation issues have been resolved although there is an area on Vireo that is not receiving irrigation. We have a few homeowners who may be experiencing irrigation issues. Sarah thinks it's best for Drip Doctor to clean up everything. We are working on an irrigation map and irrigation timing schedule for Gil Property Solutions.

### New AZ Statutes

- Member Agendas – HB2662 – Goes into effect September 14. It is the policy of this state as reflected in this section that all meetings of a planned community, whether meetings of the members' association or meetings of the board of directors of the association, be conducted openly and that notices and agendas be provided IN ADVANCE for those meetings that contain the information that is reasonably

necessary to inform the members of the matters to be discussed and decided and to ensure that members have the ability to speak after discussion of agenda items, but before a vote of the board of directors or members is taken. This means that the agenda and notice must go out 48 hours in advance of the meeting and that once the agenda is set, it cannot be altered. No more "As brought forth" unless it's discussion only. No action can be taken.

- Corporate Transparency Act – Goes into effect January 2025. The CTA requires almost all community associations (and tens of millions of other small corporations and limited liability companies) to file "beneficial owner information" with the federal government by the end of this year. (You can learn more at <http://www.fincen.gov/boi>). All board members will need to submit their name and address, and identification documents to the US Treasury. There is a \$500 a day fine if not submitted by December 31, 2024. This process will need to be completed with each turn of the board. Smith & Wamsley is offering a pack for \$675 that will file on behalf of the association, update the association bylaws, and create a board resolution. In addition, they will perform future updates for \$100.

**A motion was made and seconded (T Davis/Zehr) to approve Smith & Wamsley handling Corporate Transparency Act legal requirements. Motion passed.**

## **VI. Old Business**

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- A. Irrigation Repairs/Backflow Update
  - For most part completed except for Vireo.
- B. Parking Space Striping – Corrections Discussion
  - Striping has been done, but some members are not happy with the results, especially the large letter painting on the pavement. Sarah suggested it could be painted over with black paint although there was concern it might wear off rather quickly.
  - Judy reported the value of her house would go down if the recent changes remain and said it's not in keeping with the environment of Las Palomas. She would like the new fire lane painted on the street to disappear.
  - Jennifer suggested buying fire lane signage and that the word "Guest" be painted on the curb.
  - Sarah clarified we will be painting over the signage on the pavement, get new fire lane signs, and paint "Guest" on the curb. She will check about covering the pavement lettering with tar.
- C. Landscaping Maintenance & Common Area Clean-up Bids
  - Gill Property Solutions would charge \$20,000 to clean up the remaining common areas. To stay on top of it, increasing the budget to \$7,000 would allow weekly service by 2 crews, one focusing on the common areas, the other on regular maintenance. To be addressed during the 2025 budget discussion.

D. Insurance Deductibles -- \$25,000

- Pinehurst will inform homeowners the deductible was changed to \$25,000 and what they will need to change in their personal insurance coverage.

**VII. New Business**

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A. Corporate Transparency Act

- See Management Report above.

B. Pool Gate

- Sarah reported we are getting bids as the handyman cannot repair it. Condition indicates people have been climbing over the gate.

C. TEP Trees

- The LPPOA Design Review Committee approved LPAL using the TEP Tree Program to replace front yard trees. But homeowners will need to submit a landscape design and proof it is a TEP tree for the LPAL Board to approve and then send to the Master Association Board to approve.
- We need to create guidelines for homeowners: what are we allowing, who will plant the trees, etc.

D. 2025-2026 Community Painting – Discussion

- Sarah reported Sherwin Williams will assess the paint on houses, determine when houses need to be painted, and submit some estimates. They will also assess repair vs painting the whole house. It was pointed out that Dunn Edwards did the previous painting. Sarah said their current paint doesn't seem to be up to par, but she will have them do an assessment as well.

**VIII. Next Meeting**

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**October 8, 2024 at 4 PM via Zoom**

**IX. Adjournment**

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**There being no further business, a motion was made and seconded (Zehr/T Davis) to adjourn the meeting at 5:00 PM.**

Las Palomitas Board Members	Phone	Email
Jim Davis, President	520-306-7180	<a href="mailto:Jdaz4201@yahoo.com">Jdaz4201@yahoo.com</a>
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