
Las Palomitas Association
Board Meeting Minutes
January 10th, 2017

Catalina Foothills Church, 2150 Orange Grove Rd Rm 401-3

Board: Present

X	William Falsgraf , President
X	Monica Manning , Vice President
X	Ray Soule , Treasurer
X	James Wolf , Member at Large
X	Terry Davis , Member at Large
N/A	Cassandra Meynard , Member at Large

Staff:

N/A	Donna Wood , Managing Agent
X	Trudy Rahn , HOA Administrator
X	Laurie Velger , Meeting Minutes

- I. A Quorum was established and the meeting was called to order by Las Palomitas Board President, Bill Falsgraf, at 4:00 PM.**
- II. Homeowners Input**
No homeowners were in attendance.
- III. Approval of Minutes**
A motion was made and seconded (Wolf/Davis) to approve the December 13th, 2016 Meeting Minutes as distributed. All approve. Motion passes.
- IV. Financial Report** (Ray Soule)
December 2016 Financials:
- | | |
|-------------------|---|
| Operating Account | \$ 64,324.00 (includes painting payments) |
| Reserve Account | \$ 84,443.00 |
| Total Assets | \$148,767.00 |

Very little change in the Liabilities and Equities.
No expenditures were taken out of Reserves, and Reserves increased.
Prepaid accounts have bunched up as they usually do this time of year.

Exceptions:

6070 Landscape Service payment of \$6,800 – a double payment this month for November and December.
6110 Irrigation payment of \$1,850. \$1,770 of that is a Norris charge that we will pay out of Reserves. Since 12/31/2016 is already closed out, that will be a January transaction.
Ray authorized a transfer of \$23,000 to the Reserve account.

So the Reserve balance is \$36,000, and we are going to add \$23,000, so we will end the year at \$59,600, down about \$13,000 from what we had planned.

At the end of June (Pinehurst took over on June 1, 2016) we had \$63,528 and Angie gave Ray a ledger report of every transaction for the transition accounting. We ended the year around \$34,574 but we added \$23,000 back into Reserves.

On the Income Statement on the Budget Comparison Report on January through December, in dues income we were \$4,783 short of our budget. Our total Income was

over \$1,300 and that is because we did not budget for the little things like legal fees and miscellaneous little things like pool key income and fine income.

We have a CD coming due this month (about \$26,000) and Angie asked Ray if we want to keep it for another 12 months at .6% interest. We are looking for a better rate of interest.

A motion was made and seconded (Manning/Wolf) to approve the December 2016 Financials as presented. All approve. Motion passes.

V. Reports

A. Master Association Report (Monica Manning)

The Master Association met on Tuesday, December 20th. From the legal settlement have received almost \$600,000 with another \$500,000 due. According to legal advice, there is a statutory guideline on how to spend that money. The \$1,100,000 will be available for major projects in the future because legal fees were paid each year as incurred.

The Master Association is looking at ways they can improve the community. The DRC will recommend a process on soliciting projects from the sub associations to improve La Paloma. Terry suggested replacing the pepper trees along Las Palomitas drive, since everyone sees them on their way through the development.

The Master Association Annual Meeting is set for March 28th, 2017 at La Paloma Country Club, 6:00 PM sign in and 6:30 PM meeting. There are four seats up for election and all the incumbents are running.

Westin Guest Access: The majority of the Sub Associations recommended denying access to La Paloma to Westin guests. The Master Association Board voted unanimously to deny Westin guest access. This will become effective on February 2017.

B. Design Review Committee (DRC) Report (James Wolf)

It is interesting to monitor what other HOAs are doing. We got our request approved for the landscape rock with the minor adjustment of the size of stone.

The Committee appreciated our increased attention to improving the property and complimented us publicly.

C. Management Report (Trudy Rahn for Donna Wood)

Financials: Already covered by Ray.

- Utilities for the year were \$5,421 under budget.

Maintenance:

1. The equipment room had a new core door installed and painted, as well as new locks.
2. Pack rat nests in the common area behind two homes were taken care of since they were so close to the homeowners' property line.
3. Donna will be working with landscaping to deal with cleanup in the common areas of heavy cactus, desert broom, etc.

Proposed Landscape Committee:

Donna had asked two homeowners who had complained about landscaping issues to join the Landscaping Committee. This would include meeting with the 3R crew every Tuesday. However, both have declined.

Painting Update:

45 homes have paid in full, and 5 more homes are on the schedule for this month.

Bill suggested sending out an email blast after the Annual Meeting informing everyone of the painting report given at the meeting and reminding them that June 30th is the deadline that the old colors will become illegal, and that violations will be incurred.

Pool and Spa:

- Pool and Spa expenses of \$5,034 were approved in December and there are no issues with the heater to date.
- On Wednesday, January 11th, Greg Brubaker of ProYard will be putting in the landscaping rock at the pool area and its front entrance. On Thursday, January 12th, he will put in rock at the main Las Palomitas entrances.
- Maintenance will clean up the pool area on Friday, January 13th to prepare for the pool re-opening that afternoon.

Wall Damage Issue – 5932 N Via de la Tarenga:

The wall at this location will not be replaced but repaired in one section in the next week or two. Once repair is completed, the outside of the wall will be painted.

Landscape Tree Trimming:

The trees at Las Palomitas are a significant asset worth at least \$1.25 million. (This was an average, not calculated by tree species.) Although \$25,000 yearly for tree maintenance is what the Groundskeeper and the arborist are recommending, it does seem high. However, money should be invested to preserve the mature trees for optimal health

Immediate concerns with the trees could be alleviated by investing about \$13,000 per year for tree maintenance for the next four years.

Bill suggested a proposal for a two-phase program of immediate trimming of perhaps 15-20 trees per year and how many years this will take; and then maintenance program. Proposals should be sent out to at least three companies for prices to be discussed at the next Board Meeting in February.

Items to Consider:

Donna recommends changing attorney representation from Olcott Brown to Goldschmidt Shupe. This issue will be further discussed at the next meeting in February.

VI. Old Business

A. Painting Amendment

At the last meeting, the Board decided to defer further action on this issue until the current painting project is completed.

A motion was made and seconded (Manning/Wolf) to re-title this issue as "the Painting Amendment of the CCRs" and to table it until September, 2017.

All approve. Motion passes.

VII. New Business

A. Annual Meeting Preparation & Reports

- Bill proposes to meet with Donna in the next few days to decide on a list of items to discuss with homeowners at the meeting.
- Bill would like Ray to discuss the 2016 Financials plus the 2017 Budget, touching on the dues increase and what it will go for.

B. Donation to Catalina Foothills Church for Use of a Meeting Room

Although we are not charged for the room, we would like to reciprocate by making a donation to the school as a token of appreciation, as we have 7-8 meetings per year here. It was agreed that \$500 would be a reasonable amount. Trudy will find out how to make out the check.

C. Parking:

Several people have a vehicle parked with a visitor's sticker that goes up to 6-months. Monica stated that we need to separate these issues: that the gate will give a guest a vehicle sticker for up to 6 months; and that we also have cars parked for extended periods, sometimes up to 6 months. It is the gate's prerogative to give out the 6 months sticker but it is our problem that we have cars in guest parking spaces that appear to belong to residents.

A policy was stated by Terry and agreed upon that if a vehicle is identified as illegally parked in visitor parking, we send them an email and put a notice on the vehicle that it is illegally parked. They are then given 48 hours. If the car has not been moved in 48 hours, we send them another email and put a tow sticker on the vehicle. Then we tow it in 24 hours. They have had 72 hours to move their car before it is towed.

VIII. Next Meeting

The next Board meeting will be the Annual Meeting on Tuesday, January 24th, 2017 at 6:00 PM at the Catalina Foothills High School. An Organization Meeting will follow.

The next Board Meeting will fall on Tuesday, February 14th, which is Valentine's Day, so the Board will look at alternate dates in February.

IX. Adjournment

There being no further items of business, a motion was made and seconded (Manning/Davis) to adjourn the meeting. All approve. Motion passes. The meeting ended at 5:37 PM.

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