

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

March 21, 2016

Present: Monica Manning, Bill Falsgraf, Terry Davis, Jim Wolf, Cassandra Meynard and Ray Soule. 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 3:00pm.

Homeowner Concerns

- No Discussion

Hearings

- No Hearings

Approval of Minutes

- The Board reviewed the February 15, 2016 Board Meeting Minutes.

A motion to approve the February 15, 2016 Board Meeting Minutes as amended, was made by Ray Soule, seconded by Monica Manning and passed with a unanimous vote.

Financial Report

- The January 2016 financials were reviewed with the board.
- The Board Treasurer said that the new format is not easy to understand.
- The budget should mirror the financials to allow a comparison to be made.

A motion to approve the January 2016 financials was made by Monica Manning, seconded by Terry Davis and passed with a unanimous vote.

- The February 2016 financials were reviewed with the board.
- The increased cost of printing and copying was due to coupon books
- The cost to heat the pool increases in February.
- January and February reserve contributions were deposited.

A motion to approve the February 2016 financials was made by Ray Soule, seconded by Jim Wolf and passed with a unanimous vote.

Ms. Bates was requested to send the board the total amounts paid to Norris Designs and AAA Landscaping for the irrigation project.

ARC Violations

- The Board discussed the current violations.
- Fines were discussed for lot 180 due to continuing parking violations.
- The board discussed sending out a one page reminder of the Rules and Regulations for new residents. It will be posted at the mailboxes.

- Based on the fine policy the board agrees to fine lot 180 from January 28th until March 10th for every day documented for the parking violation.

Management Report

- The Management Report was given.
- The board packets need to be titled uniformly as well.

Ms. Bates was requested to find out what steps need to be taken in the painting process with Dunn Edwards.

- Special painting project payments should be made individually to the HOA.

Unfinished Business

AAA Bid - Replace Pepper Trees

- AAA submitted a bid to remove the twelve Pepper Trees and replace with thirteen Texas Honey Mesquites for a total cost of up to \$9,092.65 depending on tree size.
- AAA also submitted a bid that only included planting thirteen Texas Honey Mesquite trees for a total of \$4,284.00 depending on tree size.

Ms. Bates will obtain a bid from 3R Landscape to complete the work.

New Business

2015 Annual Meeting Minutes

- The board approved the 2015 Annual Meeting Minutes as presented.
- The board reviewed the 2016 Annual Meeting Minutes.
- All Annual Meeting material should be sent to the board prior to distribution.
- The board discussed having a special topic as the main focus of the annual meeting.
- The board agreed to no longer require a signature on the ballots.

Ms. Bates was requested to get legal opinion on write-ins for the Annual Meeting specifically if the board is required to allow them.

Annual Pool Party

- The board discussed possible dates for the pool party.
- April 17th from 4-6pm.
- Color palettes should be on display at the party.
- Pro Care will clean the pool ramada area on Friday before the party and Monday after the party

Next Meeting

- Board Meeting: April 18, 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 4:46p.m. was made by Monica Manning, seconded by Jim Wolf and passed unanimously.