

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting  
July 15, 2013

Present: Bill Falsgraf (via phone), Ray Soule (via phone) and Gloria DeVore. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Terry Davis and Larry Westberg

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order at 3:25 p.m.

### **Homeowner Concerns**

- No Discussion

### **Approval of Minutes**

**A motion to approve the April 15, 2013 Board Meeting minutes was made by Ray Soule, seconded by Gloria DeVore and passed with a unanimous vote.**

### **Financial Report**

- The June 30, 2013 financials were not available for the meeting.
- Approximately \$21,000.00 was paid from the Reserve Fund for the pool work.
- Delinquencies were discussed.

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- No Report

### **Management Report**

- A written report was included in the Board packet.
- The Board discussed Homeowners that were upset that the pool was closed for work.

#### Violation Report

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

### **Unfinished Business**

#### Ramada Repairs

- Jerry Hubbard advised it would cost between \$750.00 and \$900.00 to replace the rotted wood on the Ramada. The bid also includes painting and the installation of plating along the bottom to stop the water from rotting the lower boards.

**A motion to approve the bid to replace the rotted wood on the Ramada with the cost not to exceed \$900.00 was made Ray Soule, seconded by Gloria DeVore and passed with a unanimous vote.**

- Classic Pools recommended the Association have the pool railings painted with a special coating that will remain cool rather than continuing to replace the covers.  
**Ms. Weber was requested to obtain a bid to have the pool railings painted with the special coating.**

## **New Business**

### Pool Card Key Entry/Exit System Proposals

- Eagle Gates did not recommend changing the system since it would not deter intruders. The height of the walls would still allow access.

### Seal Coating Proposals

- Several seal coating bids were provided for review.  
**A motion to approve the bid from Cactus Asphalt was made Ray Soule, seconded by Gloria DeVore and passed with a unanimous vote.**

### Security Fencing on Top of Pool Walls Proposals

- Eagle Gates recommended installing curved metal bars on top of the pool walls.  
**Ms. Weber was requested to obtain bids to have the curved metal bard on the pool walls.**

### Camera Security System – Pool Area

- A bid to install a camera security system at the pool was provided for review.
- Discussion was tabled for further review.

### Classic Pools Cleaning Service Proposal

- The pool company advised it is very important to maintain the pool chemicals at recommended levels and brush the pool.
- Classic Pools provided an estimate for pool maintenance and an estimate to clean the restrooms and pool areas.
- LMR Field Services is currently providing pool maintenance and janitorial services.
- The Board discussed the importance of maintaining a service log.
- The Board decided to remain with LMR Field Services.  
**Ms. Weber was requested to have LMR Field Services provide a weekly service report.**

### Sand Filter Repair Proposal

- A bid to replace the filter sand for the pool and spa was provided for review.
- The Board advised this work was completed several months ago.  
**Ms. Weber was requested to review the records and determine when the sand was replaced.**

### As Brought Forward

- No Discussion

## **Next Meeting**

- October 21, 2013 – Board Meeting

**Adjournment**

**With no further business to discuss, a motion to adjourn the meeting at 4:20 p.m. was made, seconded and passed unanimously.**

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