
Las Palomitas Association
Board Meeting Minutes
Tuesday, March 14, 2017

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

Board: Present

<u>X</u>	Cassandra Meynard , President
<u>X</u>	Monica Manning , Vice President
<u>X</u>	Ray Soule , Treasurer
<u>X</u>	James Wolf , Member at Large <i>via Phone</i>
<u>X</u>	William Falsgraf , Member at Large
<u>X</u>	Terry Davis , Member at Large

Staff:

<u>X</u>	Donna Wood , Managing Agent
<u>X</u>	Laurie Velger , Meeting Minutes

Homeowners:

<u>X</u>	Joyce Barkley
<u>X</u>	Mary Ellen Barnes
<u>X</u>	Karen M. Kirwood
<u>X</u>	Akrum Tamimi

I. A quorum was established and the meeting was called to order by Las Palomitas Board President, Cassandra Meynard, at 4:00 PM.

II. Homeowner Input

No homeowner input was given immediately after the Call to Order, but President Meynard invited homeowner input again after the Financial Report was presented.

- Karen Kirwood commented on not seeing landscapers in the Palomar section. She inquired if there was a way to separate Palomar from Las Palomitas in the CC&Rs, allowing them to create their own sub-HOA. President Meynard responded that the Board has asked for volunteers to join the Landscaping Committee to report what needs the landscapers' attention.
- Mary Ellen Barnes asked Donna if her water was back on. Donna informed her that the water would be hooked up this afternoon. Luke Schneider will replace any plants that died due to his contractors inadvertently cutting the irrigation line.
- Almost all the homeowners commented on weeds everywhere. Donna reported that the landscapers completed cleanup of the common area this past winter. She invited the homeowners to call the Pinehurst Office and let them know what needs attention. President Meynard added that it is impossible for Donna and the Board to know what is going on all the time unless there is more communication from homeowners. She also mentioned that the Board has been looking for people to be "feet on the street" to guide the landscapers. Vice President Manning suggested that the homeowners and their neighbors form a Landscaping Committee to give guidance to 3R.
- Joyce Barkley informed the Board that the javelinas are eating up the red yucca plants, and asked if the Board would replace the eaten plants with something else. President Meynard informed the homeowner that when any plants get taken out of the front yard, it is the homeowner's responsibility to put something else in its place.
- Akrum Tamimi requested clarification from Pinehurst on the issue of street parking. His guest received a notice from Pinehurst that their car would be towed. President Meynard explained that the notice was a mistake, as it was not known that the vehicle belonged to a guest and not a resident. Mr. Tamimi added that he has a large family and sometimes two or three visitors park overnight. Plus his family owns three vehicles. He needs to find a parking solution. Vice President Manning stated that it was important to read the CC&Rs before moving into the development.

Discussion ensued and Vice President Manning read Mr. Tamimi the Las Palomitas Parking Rules.

- President Meynard noted that it is a blurry area as to when someone stops being a guest and becomes a resident. Vice President Manning noted that in the previous parking rule the timeframe for visitors was specified.
- Mary Ellen Barnes asked if it was okay for her cleaning person to park in front of her home. She was told that, because of the issue of obstruction of emergency vehicles, the cleaning person should park in guest parking.
- Mary Ellen Barnes and Akrum Tamimi both mentioned residents who park on the street. Mr. Tamimi said he could send photos of his neighbors doing so. President Meynard and Vice President Manning encouraged him to do this. Vice President Manning stated that the Board needs to rely on homeowners to be a part of the HOA and take responsibility for the neighborhood.

III. Approval of Minutes

- **A motion was made and seconded (Manning/Falsgraf) to approve the February 22, 2017 Meeting Minutes with the following changes:**
 - On Page 2, Section IV., Financial Report, Paragraph 3:
Remove "from" and replace with "to." The sentence should read: "A motion was made and seconded (Soule/Manning) to approve the January, 2017 Financials as presented and to have Pinehurst Properties transfer \$6,059 **to** Reserves."
 - On Page 3, Section V. C., Management Report under Tree Proposals, Paragraph 3, Sentence 5: Delete "\$1,300" and replace with "\$13,000." The sentence should read: "Jim suggested finding out what work could be done by each company for **\$13,000**..."
 - On Page 5, the table of Board Member contact information should have William Falsgraf's updated email address as wwfalsgraf@gmail.com.
- **All approve. Motion passes.**

IV. Financial Report (Ray Soule)

February 2017 Financials:

Operating Account	\$ 87,902.95 (includes painting payments)
Reserve Account	<u>\$ 86,147.47</u>
Total Assets	\$174,050.42

Current Liabilities Total is \$14,166.09, as 8 homes have prepaid for a portion of the year or for the entire year.

Retained earnings were \$119,384.84.

Net income was \$40,499.49.

In January we asked Pinehurst to transfer \$6,059 from Operating to Reserves. This amount has not been added in as yet.

Exceptions:

We had some interest income but no additional income.

No improvement in delinquencies.

The Administrative Expenses were \$1,139 under budget.

Utilities were \$170 under budget.

Reserve Expense: 7630 Pools & Spas Expense: Davey's Pool Service \$497.58.

A motion was made and seconded (Soule/Davis) to approve the February, 2017 Financials as presented and to have Pinehurst Properties transfer \$12,118 from the Operating Account into the Reserve Account. All approve. Motion passes.

V. Reports

A. Master Association Report (Monica Manning)

The Master Association has not yet met this month. The next meeting will be on March 21st between 9 and 10 AM. The Master Association Annual Meeting will be on March 28th at 6:00 PM at the La Paloma Country Club. President Meynard received the Annual Meeting Package and will scan and circulate the balloting form. The Master Association Board election has four seats available, with three candidates running for reelection and one new candidate. Vice President Manning would like to make the recommendation to the Master Association that next year the ballots come out by March 1st, 2018. She asked for and received the Board's support to recommend this to the Master Association.

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

- The DRC met on Thursday, February 23rd, the day after our last Board meeting. There was one request for approval, which was from our Board: Heather Sims' request to replace plants damaged by the storm. They stated that there was no need for us to bring that request to them, as our approval was fine. A DRC member commented that an area in our landscaping needs cleaning and sprucing up and that should be addressed. The DRC wants recommendations from our HOA on La Paloma Capital Improvements before the next meeting on Thursday, March 23rd. Jim will attend that meeting via telephone.

C. Management Report (Donna Wood)

Financials: Already discussed.

Parking Issues:

Discussion ensued regarding Akrum Tamimi's vehicles and parking situation. Vice President Manning stated that we have to be consistent with enforcing the parking rules. President Meynard requested that Jim draft a statement describing a process of consideration for special parking requests for special circumstances. After that statement is drafted it will be reviewed by the Board.

Pool and Spa:

The toilets were replaced in both bathrooms. Both toilets are now ADA compliant.

Quarterly Lights - Update:

Jerry Hubbard's charges are not unreasonable. He charges \$75 for photo cells because he has to go up on roofs to replace many of them.

Tree Proposals:

- Donna received proposals from three tree companies: The Groundskeeper (Arborist Division); Arizona Tree & Landscape Service, Inc.; and Branching Out Tree Service. Serious work needs to be done on various trees. Arizona Tree's bid did not say it includes stump removal, which is key. Donna will meet with Arizona Tree and get clarification. Homeowner Mary Ellen Barnes stated that she is concerned about the mistletoe high in the trees. Donna responded that mistletoe removal is included in the bid.
- **A motion was made and seconded (Manning/Davis) to accept Arizona Tree & Landscape Service, Inc.'s bid for \$21,940 with the inclusion of stump removal. All approve. Motion passes.**
- **Concrete Grinding and Concrete Work:**
Concrete needs replacement on one section of the sidewalk located at 6045 Placita del Vireo because a large tree is uprooting the entire section of the sidewalk. The cost is \$750. A section of driveway uplifted by the tree's roots at 5949 Chiquiri will cost \$1,550. The total for both jobs is \$2,674.17.

- **A motion was made and seconded (Davis/Falsgraf) to have SM Concrete LLC proceed with the concrete grinding work for both projects. All approve. Motion passes.**

Painting Update:

Painting will recommence on March 16th. There are thirteen homes on the schedule for March through April.

Landscaping:

Lot 151 will be submitting a DRC Request to proceed with the work, and also for the two trees he already planted in the common area by the back part of his back yard, a mesquite and an oak evergreen. Everything has been resolved amicably.

VI. Old Business

A. Tree Trimming Proposals – Update

Already covered.

B. Light Maintenance in Las Palomitas – Update

Already covered.

C. “Front Yard Landscaping Maintenance” – Final Wording

For consistency, President Meynard added the wording that “landscaped area” is defined as “the area outside of the patio wall on each lot.”

- **A motion was made and seconded (Manning/Soule) to adopt this wording into the landscape language on the Las Palomitas website. All approve. Motion passes.**

VII. New Business

A. 2017 Annual Meeting Election Results

It was confirmed that a Summary Report of the 2017 Annual Meeting announcing the elected officers had already been sent out.

B. Cleanup of the Common Area

Jim voiced his concern that 3R Landscaping did not do a good enough job cleaning up outside the strip behind his home. He will send photos of the specific spots which he feels need more cleanup. Discussion ensued and it was determined that weekly supervision of the landscape crew is key. Also, we need the landscaping expertise of homeowners.

C. Yard Art – Fake Rocks

The board should make the determination of the next steps with the fake rocks

D. “No Outlet” and “Fire Access Tow Away Zone” Street Signage

Jim would like a “No Outlet” sign posted on his street and is willing to pay for it. It will have to get approved by the La Paloma DRC. Donna would also like to get “Fire Access Tow Away Zone” signs placed on the ends of no outlet streets. Donna will get examples of current street signage. The Board is responsible for these types of street signs, and they have to comply with the Master Association guidelines for signage.

E. Street Sweepers

The landscapers now seem to spend more time cleaning the streets instead of landscaping. President Meynard requested that Donna research information on the cost of hiring a street sweeping company, which would allow 3R more time for landscape work.

F. La Paloma Capital Improvements

The Master Association sent out a list of Capital Improvements and wants to know which projects are determined to be priorities by the sub-HOAs, as well as suggestions of additional projects not on this list. Responses should be sent to Pierre

by March 23rd. The Board as well as the homeowners present agreed with Terry's choice of enhancing the walking path northeast of the West Gate near the school as the number one priority. He also suggested adding to the list the replacement of the California pepper trees along La Palomita road that are dying. The Board agreed. President Meynard asked Terry to put together a paragraph regarding the pepper tree replacement idea, and to send it to Pierre so that he knows this suggestion comes from our Board.

VIII. Next Meeting

The next Board meeting will be held on Tuesday, April 11, 2017 at 4:00 PM at the Catalina Foothills Church.

IX. Adjournment

There being no further items of business, a motion was made and seconded (Falsgraf/Davis) to adjourn the meeting. All approve. Motion passes. The meeting ended at 5:52 PM.

Las Palomitas Board Members	Phone	Email
Cassandra Meynard , President	520-979-5014	c.meynard@yahoo.com
Monica Manning , Vice President	520-638-5514	mmanning@umn.edu
Raymond Soule , Secretary/Treasurer	520-615-5232	ray@hootcreek.com
William Falsgraf , President	520-615-3189	wwfalsgraf@gmail.com
James Wolf , Member at Large	703-898-7476	gpawolf87@aol.com
Terry Davis , Member at Large	520-299-3814	davisdt@telus.net
Donna Wood , CMCA, AMS	520-298-2146	donna@pinehurstproperties.net