

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

February 20, 2012

Present: Terry Davis, Larry Westberg and Bill Falsgraf. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Ray Soule and Gloria DeVore.

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:00 p.m.

Homeowner Concerns

- The Board discussed the motorhome that was parked in the Association for two days. It belonged to a tenant and has been removed.

Approval of Minutes

A motion to approve the January 16, 2012 meeting minutes and ratify the approval of the December 12, 2011 meeting minutes was made by Larry Westberg, seconded by Bill Falsgraf and passed with a unanimous vote.

Election of Officers

President: Terry Davis

Vice President: Bill Falsgraf

Treasurer: Ray Soule

Secretary: Larry Westberg

A motion to keep the same slate of officers as the previous year was made by Bill Falsgraf, seconded by Larry Westberg and passed with a unanimous vote.

Financial Report

- The January 31, 2012 financials were included in the Board packet.
- Delinquencies were discussed.

Committee Reports

ARC

- No Report

Landscaping

- No Report

Management Report

- A written report was included in the Board packet.

Violation Report

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

Unfinished Business

Backflow Pressure Regulator Proposal

- Five backflow pressure valves were inspected last year.
- Silverado Plumbing will match the backflow valves to the bills to determine if there are five or six backflows.

New Business

Lot 194 – 5926 N Via Del Chiquiri - Landscaping

- The Homeowner is requesting bushes in her front yard be removed and transplanted to the common area. She would like the bushes replaced with cacti to achieve a xeriscape landscaping. The Homeowner will be advised that it would be her responsibility to pay for this change.

Road Repair

- The Board discussed the cost for the road maintenance.
 - The Board discussed a special assessment or trying to obtain a loan.
 - The Board discussed obtaining bids for road replacement.
- Ms. Weber was requested to obtain bids for the road maintenance. She was also requested to investigate financing.**

Lewis Management Resources Maintenance Contract

- The updated LMR Maintenance contract was provided for Board signature.
- A motion to approve the Lewis Management Resources maintenance contract was made by Larry Westberg, seconded by Bill Falsgraf and passed with a unanimous vote.**

Next Meeting

- The next Board meeting is scheduled for March 19, 2012.

Adjournment

With no further business to discuss, a motion to adjourn at 3:55 p.m. was made, seconded and passed unanimously.

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