

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

October 21, 2013

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

Absent: Larry Westberg

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:05 p.m.

Homeowner Concerns

- No Discussion

Approval of Minutes

A motion to approve the July 15, 2013 Board Meeting minutes as written, was made by Ray Soule, seconded Bill Falsgraf and passed with a unanimous vote.

Financial Report

- The September 30, 2013 financials were reviewed with those present
- Delinquencies were discussed.
- The collection report was included in the Board packet.

Committee Reports

ARC

- No Report

Landscaping

- No Report

Management Report

- A written report was included in the Board packet.
- The pool project will be completed soon. The last item is to powder coat the pool, spa and pool ladder railings.
Ms. Weber was requested to make sure the water is connected to the Ramada sink.
- An electrician will be requested to provide a bid to install light switches in the bathrooms.
- Jerry Hubbard completed additional work at a cost of \$375.00.

A motion to approve the additional \$375.00 expense for the Ramada repairs was made by Ray Soule, seconded by Bill Falsgraf and passed with a unanimous vote.

The Board discussed issues with people jumping the wall to access the pool. They discussed increasing the height of the wall and installing shepherd hook fencing on top.

Ms. Weber was requested to obtain bids to have metal installed on top of the walls.

- The Board discussed installing security cameras in the pool area.
- The landscapers are spending a lot of time repairing irrigation leaks. The work can be completed in phases.
- The Master Association increased the 2014 assessment by 4.4%.
- LMR Field Services is requesting a 3% increase for the pool/spa/Ramada/dog stations contract.

A motion to approve the LMR Field Services 3% increase request with the stipulation services be improved or contract will go out to bid was made by Ray Soule, seconded by Bill Falsgraf and passed with a unanimous vote.

Violation Report

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

Unfinished Business

Proposed 2014 Budget

- The draft 2014 Budget was provided for review.
- All known increases were incorporated into the draft.
- The Board discussed increasing the 2014 assessment by 3%.

A motion to approve the 2014 Budget with a 3% assessment increase was made by Ray Soule, seconded by Bill Falsgraf and passed with a unanimous vote.

ARC Submittals

- The Board approved the submittal from Lot 136, 6050 N Via Del Verdemar to install a security screen door.
- The Board denied the submittal from Lot 136, 6050 N Via Del Verdemar to install temporary lattice for privacy and increase the wall height. The submittal for the lattice was denied and additional information was requested on the request to increase the wall height.

New Business

Pool /Spa Railings

- The Board discussed powder coating the pool and spa railings.
- The cost is \$380.00 plus tax for Anderson paint.
- The Board approved the railings to be powder coated.

Pool Party

- The pool party is scheduled for November 24, 2013, 3pm.
- Eagle Gates did not recommend changing the pool gate key system since it would not deter intruders. The height of the walls would still allow access.

Next Meeting

- November 18, 2013 – Board Meeting

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 4:08 p.m. was made, seconded and passed unanimously.

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