
Las Palomitas Homeowners Association
Board Meeting Minutes
Monday, November 14, 2022 at 4:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Terry Davis , President	X	Christy Johnson , Managing Agent
X	Jim Davis , Vice-President		
X	Stephanie Kirz , Member at Large		Independent Contractor
A	Pete Torrez , Member at Large	X	Joan Groom , Meeting Minutes
	Owners Present		
X	Linda Head	X	Greg Simmons
X	Jennifer Zehr	X	Hans-Theo Klaudt & Judith Noiseux
X	Anita Constant	X	Mary Risberg

I. Call to Order

The meeting was called to order at 4:04 PM. after establishing a quorum.

II. Homeowner Input

Jennifer Zehr read a letter she wrote regarding construction on Lot 137 not abiding by CC&R guidelines, obstructing neighbor's view and lowering property values, thus making LPAL unattractive to future buyers. She would like all members to be aware of the situation and weigh in.

Anita Constant objected to the above presentation and Terry deferred discussion until it comes up later on the agenda.

III. Minutes Approval

A motion was made and seconded (Torrez/J Davis) to approve the October 11, 2022 Board Meeting Minutes as presented. Motion passed.

IV. Financial Report (*Christy Johnson*)

October 2022 Financials

Operating: \$ 88,862.44
Reserves \$228,593.42
Assets \$317,455.86

Income:

Administrative Expenses: over budget by \$463.09. This is due to Master Association dues and Rural Metro being off cycle.

Maintenance Expenses: Our maintenance expenses are running under budget for October by \$3.669.30 due to not having a landscape payment in October.

Utilities: Utilities are over budget by \$\$852.96 due mostly to water & sewer being over by \$890.98.

Total Expenses: Our total operating expense is \$12,953.09, about \$2,353.55 under budget for October.

Reserve Expenses: None this month.

Transfer: Our monthly transfer is \$5,682.08.

V. Reports

A. Landscape Report (*L. Head/ A. Constant*)

New landscapers are doing a great job. Linda is optimistic.

Activities in Progress:

1. Focus now is on addressing the common areas. They are doing a great job.
2. The committee will resume planning for revegetating using our own plants as much as possible.
3. Committee needs to meet to finalize a recommendation for landscaping budget to be used for improvements, etc. as previously proposed.
4. Committee members have been working with the new landscaping company, Gill Property Solutions to help them get acclimated to our community and its landscaping needs. As a part of this and as a result of conversations with various landscaping companies, it has become apparent that we need to contract separately for our common areas. Those areas have been neglected for years, and, as a result, we have many volunteer trees such as rhuslancia (African Sumac) which are not native and acacia trees rooting in places that that will damage or kill other vegetation. They can be removed now by landscapers or later at a significantly more costly price by tree companies. Many of these trees are popping up within other vegetation being irrigated. One example of this is with our newly planted desert willows. An acacia is growing within its branches. One possible way to manage our common areas is to break them up into four separate jobs, primarily following our landscape cycle map. We have asked our new landscaping company to provide us with a price for one of these areas. That will give us an idea of what it will cost and how to approach it.

Activities Completed:

Members of the committee have met with each of the companies that were interviewed. It was the unanimous decision of those committee members and Christy that the job should go to Gill Property solutions. They have very experienced employees and management that are eager to work with our community. They are a small company and keep it that way to maintain quality work.

Recommendations:

The committee would like to recommend that we do a major clean out of our common areas as quickly as our budget and available money can support it and budget for it regularly. Each of the other HOAs in La Paloma that we talked with budget for

common area work separately. Getting rid of dead and invasive vegetation including desert broom and volunteer trees will also help with the packrat problem. Although it would make sense for our present landscaping company to do the work, other bids can be requested.

B. Management Report (C. Johnson)

No new homeowners.

VI. Old Business

Directory

- Christy reported the Directory is done and will be sent out electronically.

Landscape Company

- See Landscape Report above.

Ramada Roof Repairs

- Christy is waiting for a few more bids.

VII. New Business

Budget

Terry reported Master Association has set their fee with a 5% increase. Stephanie inquired about \$20,000 landscape increase and insurance.

The main issue was how much to increase dues this year. Terry said a 10% increase would get us through the year and then the Reserve Study next year would project future needs. Or we could play it safe and increase dues by 15% next year.

Income	\$362,780 with 10% dues increase to \$935 qtr
Expenses	\$305,987.61
Administration	\$171,169.51
Maintenance	\$ 87,612.60
Utilities	\$ 47,205.50
Net Operating Income	\$ 56,792.39

A motion was made and seconded (J Davis/Torrez) to increase the 2023 dues by 10%. Motion passed.

Insurance Renewal

LeBaron & Carroll – Renewal #1 - \$28,058; Renewal #2 - \$27,579
Agent suggested raising deductible to \$10,000.

A motion was made and seconded (Torrez/Kirz) to approve Insurance Renewal #1 with \$5,000 deductible. Motion passed.

Lot 137 ARC Review

Terry reported approval for project was given by the County and the Master Board prior to LPAL receiving a detailed design to review. It is incorrect to say owner started without approval. Our options are to tell her to cease and desist, and if she sues, we would lose and be incurring tens of thousands of dollars of legal expenses. Legally, this situation does not set a precedent for the future. We can produce guidelines for determining how to settle such issues in the future. But legally our hands are tied regarding this situation. At the public meeting last week, we announced that if the roofline was cut back and the plans resubmitted to us, we would review and approve. The architect has done that and this is where we stand right now.

During the discussion that ensued, Linda was adamant that according to the CC&R guidelines, designs are to be submitted to the LPAL Board for approval first, not directly to the Master Association by the owner. Terry reported LPAL did approve a conceptual drawing and the law would deem this project was approved although the circumstances are unfortunate.

Architect Greg Simmons reported that in the letter from LPAL approving the setback and the roof line it was stated nothing else needed to be done. However, the homeowner is willing to lower roof as much as possible so neighbor can have some open space in that area and a view of the mountains (provided he trims some of his trees).

From Pete's perspective the problem was that the letter from LPAL did not state the CC&R guidelines needed to be followed even though project was approved. Terry lamented there was miscommunication beyond the Board's control.

A motion was made and seconded (Kirz/Torrez) to defer decision until revised plans can be reviewed. Motion passed.

VIII. Next Meeting

December 13, 2022 at 4 PM

IX. Adjournment

There being no further business, the meeting adjourned at 5:07 PM.

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