

Las Palomitas Homeowners Association

2013 Annual Meeting Minutes

January 28, 2013

The Annual Meeting of the Las Palomitas Homeowners Association was held on January 28, 2013 at 7:00 p.m. at Catalina Foothills High School, 6866 E Sunrise Dr. Board members present were Terry Davis, Gloria DeVore, Bill Falsgraf, Ray Soule and Larry Westberg. Representing Lewis Management Resources (LMR) was Pam Lakey.

Call meeting to order

The meeting was called to order at 7:05 p.m.

Determination of Quorum

- Quorum was attained with 32 Homeowners represented in person and by absentee ballot.

Introduction

- Each Board member was introduced to those present.
- Pam Lakey attended as a representative from LMR.

Committee Reports

Financial

- The December 31, 2012 financials were reviewed with those present.
- Budget variances were reviewed.
- The 2013 Budget was prepared in November and mailed to all Homeowners.
- Contributions continue to be made to the Reserve Fund.
- Delinquencies were discussed.
- The plumbers took pictures of all the sewer lines and nine areas were dug up for work.
- The roads will be sealed this year and the work will affect Homeowners for one day.

Reserve Study

- A Reserve Study was prepared in 2002, updated in 2006 and in 2011.
- The report assists the Board in properly funding for the repair or replacement of the Association assets.
- The Reserve Fund had a balance of \$114,800.00 at the end of 2012. The 2013 Budget includes Reserve contributions in the amount of \$55,700.00.
- The pool and decking needs to be re-plastered at an anticipated cost of \$30,000.00.
- The ramada has dry rot that will need to be addressed at a cost of approximately \$10,000.00.
- The road sealing project could be as high as \$20,000.00.
- Money for the replacement of the irrigation will be included in the planning cycle.
- The trees damaged in the recent freeze will need to be replaced.

Election of Directors/Voting

- Terry Davis, Bill Falsgraf and Larry Westberg were listed on the ballot as candidates.
A motion to add Gloria DeVore and Ray Soule as candidates to serve on the Board was made, seconded and passed with a unanimous vote.
- Terry Davis, Bill Falsgraf, Larry Westberg, Gloria DeVore and Ray Soule were elected by acclamation.

Community Update

- Homeowners were thanked for their tolerance during the road replacement work this past summer.
- Kolleen Weber was thanked for keeping Homeowners informed with changes to the road work.

Questions & Answers

- A Homeowner wanted to know the responsibilities of the Master Association regarding Via Palomita.
The Master Association is responsible for the road, staffing the gate and gate house. Las Palomitas is responsible for the community roads, irrigation system and landscaping in the common areas.
- A Homeowner advised the landscapers are not maintaining the landscaping in their area.
The landscapers will be contacted to verify make sure no areas falling through the cracks.
- A Homeowner wanted to know the criteria for the maintenance of the pool area.
LMR Field Services maintains the pool and performs general repairs for the pool.
- A Homeowner requested the status of the lighting.
Ms. Weber will be authorized to have the lighting repaired.
- A Homeowner wanted to know if the pool is currently being heated.
The heat is generally turned off during January and February or the colder months. If the weather warms in February the heater will be turned on.
- A Homeowner wanted to know if the Board moves forward with the pool/deck re-plastering and irrigation replacement if there will be a Special Assessment.
These expenses would be paid from the Reserve Fund unless there is an unusual expense.
- A Homeowner wanted to know if the Board had considered a \$5,000.00 fee on home sales.
The Board has not considered the additional fee.
- A Homeowner wanted to know if the Board has considered new plantings in front of the Association signs.
The Board will investigate the plantings.
- A Homeowner wanted to know if the Board has considered painting the entrance walls the same color as Ridge IV.
The Board has not discussed this recommendation.
- A Homeowner advised the front gate going into the pool needs to be repaired.
Ms. Weber will be requested to have the gate inspected.
- A Homeowner wanted to know if two story homes are allowed to have satellite dishes on their balconies.
Satellite dishes are allowed in the least obtrusive area without reducing the reception.
- A Homeowner wanted to know if there is an Architectural Committee and wanted contact information for questions.
Homeowners can contact Ms. Weber with LMR with any questions. All submittals are sent to LMR.
- Homeowners recommended replacing the counters and sinks with tables.
- A Homeowner requested information on the lawsuit.
The lawsuit was not started by Las Palomitas. It is the Master Association dealing with the School Board regarding the school to the west. A ruling was made in favor of the Master Association but the School Board is appealing.
- A Homeowner advised that his neighbor does not follow the rules with regard to trash containers.
The rules can be forwarded to the Homeowner.
- A Homeowner wanted to know if the Association contributed to the new security system at the gate.
The Association contributed indirectly.
- A Homeowner thanked the Board for their hard work and dedication.

Announcements

- Ray Soule and Patti Chambers were thanked for providing cookies for the meeting. Betty Davis was thanked for providing the coffee.
- Homeowners were encouraged to complete and return the questionnaire regarding the security cameras.

Announce Election of Directors/Voting

- The 2012 Annual Meeting minutes were reviewed and amended.
A motion to approve the 2012 Annual Meeting minutes as amended was made Monica Manning, seconded and passed with a unanimous vote.

Adjournment

With no further business to discuss, a motion to adjourn at 8:25 p.m. was made, seconded and passed with a unanimous vote.