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Las Palomitas Homeowners Association
Board Meeting Minutes
Tuesday, March 11, 2025 at 4:00 PM
Zoom Virtual Meeting

<i>Board: Present</i>		<i>Staff:</i>	
X	Jennifer Zehr , President	X	Sarah Kiernan , Managing Agent
X	Hans Klaudt , Vice-President		
X	Lynn McCanse , Secretary/Treasurer		
X	Terry Davis , Member at Large	X	Independent Contractor
X	Helen Steinman , Member at Large		Joan Groom, Meeting Minutes
	Owners Present		
X	Debbie Robin	X	Judith Noiseux
X	Linda Head	X	Mary Risberg

I. Call to Order

The meeting was called to order at 4:02 PM. after establishing a quorum.

Sarah reminded owners that homeowner conversation is at the beginning of the agenda. Any other discussion should be held until the Board opens the floor for discussion. Please maintain a level of decorum as we go through the meeting.

II. Homeowner Input

Hans inquired what the inspections entail, and Sarah explained.

Linda inquired about sending copies of new regulations to homeowners prior to meetings so they can respond at the meeting. Sarah said it was possible, but asking for everyone's input would lead to an endless meeting. It's better for the Board to make some decisions prior to presenting anything to homeowners. Then those attending the meeting can give their input.

IV. Minutes Approval

A motion was made and seconded (Klaudt/Zehr) to approve the February 18, 2025, Board Meeting Minutes as amended. Motion passed.

V. Financial Report *(Sarah Kiernan)*

February 2025 Financials

Operating Account	\$ 63,292.02
Reserve Account	\$324,849.37
Total Assets	\$388,141.39

Total Expenses: Over budget by \$9,498.64 due to Metro Rural invoice being received late and expenses for mailings for the Annual Meeting. We are still on target for the year.

Transfer: Our monthly transfer is \$4,892.16.

A motion was made and seconded (Davis/Klaudt) to approve the February Financial report. Motion passed.

V. Reports

A. Landscape Report *L. Head*

- Linda explained the Committee has been inactive waiting for clean-out to be completed.
- There is no irrigation for the plants on the south side of the front entrance. It was recommended we add some irrigation to that area. As Jennifer and Linda were discussing it, they wondered about doing something about the entrances in coming years as it seems nothing has been done since the beginning of the community. Right now, we are doing repair rather than any new projects.
- Sarah mentioned some concerns of homeowners regarding cutting back a prickly pear too much. Linda checked and reported they were cutting it to grow up rather than out, keeping it away from the ground, which is preventing packrat and snake habitat. It may look sparse now but will look good later.
- Jennifer reported using a new product to kill the invasive species around the trees we planted. She would like to find a way to kill the invasive species in the Texas Rangers and will ask the landscapers to use the product she used. It is applied to the area of the branch that was cut off and does not touch the ground.
- Linda also mentioned the birds of paradise need to be thinned out and some removed. Linda and Jennifer will review the area to decide which ones to keep or to remove.

B. Paint Committee (J. Zehr, J Noiseux, D Robin)

- Jennifer reported that the Paint Committee walked around with the Dunn Edwards representative, discussing colors and will be working with their color consultant.

C. Management Report (*Sarah Kiernan*)

In Escrow

12/1/2024 to 2/14/2025

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
None					

Kudos

I received several emails from homeowners thanking the Board for the distribution of tickets and for coordinating efforts with the community. A big thank you to Helen and Jennifer!

Corporate Transparency Act

Sarah reported that while enforcement and penalties against US citizens and businesses are currently suspended, the law is still on the books. This situation may change as further regulations are finalized by the Treasury Department over the course of the next several months. The impact of that regulation is not yet known but is anticipated to narrow the scope of the CYA focusing on foreign reporting companies only.

Options:

1. Some associations are electing to proceed with CTA reporting, as the CTA requirements are still the law (even though there is no current penalty for non-compliance).
2. Other associations are electing to await further confirmation and clarification from the regulations expected from the US Treasury Department.

A motion was made and seconded (Klaudt/Davis) to wait for a final decision by the Treasury Department. Motion passed.

VI. Old Business

A. Community Landscaping

- "S" program
- Sarah explained the purpose of the program is to allow homeowners who want to maintain their front yards to do so if they comply with the rules of the program. There will be an application process and Board approval of participation.

A motion was made and seconded (Davis/Steinman) to approve the S Program as presented by Sarah Kiernan. Motion passed.

B. Master Association Board Candidate

Postponed until someone comes forward to fill the position.

VII. New Business

A. Drip Doctor – \$890.

- Jennifer explained the bid is to put irrigation on the west side of the gate and add some lines on the east side of the gate. She suggested adding some plants to the area.

A motion was made and seconded (Davis/Klaudt) to approve Drip Doctor bid to install irrigation at the entrance. Motion passed.

B. Dunn Edwards Paint Specification Questions & Discussion

- Sarah explained the Committee has already answered most of the questions, but the Board wants the members to be aware of the painting specifications. The only question left was the backyard pergolas, which will be included. Vegetation will be removed only so the painters have access to areas to be painted.
- Terry inquired how the quote for each house will be calculated. Sarah said it will not be one price for all, but the total cost has not been broken down for individual houses yet.

C. April Meetings – Board Meeting and Community Paint

- Jennifer reported we are hoping to have the paint colors by the April meeting.
- It was decided the April meeting will be via Zoom. Once paint colors are selected and color pallets are available, there will be an in-person meeting for homeowners to review them.

(Lynn McCanse joined the meeting at 4:46 PM.)

VIII. Next Meeting

April 8 at 4 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (Steinman/Davis) to adjourn the meeting at 4:49 PM.

Las Palomitas Board Members	Phone	Email
Jennifer Zehr, President	612-382-4854	jkathrynz@gmail.com
Hans Klaudt, Vice President		
Lynn McCanse, Sec/Treasurer		
Terry Davis, Member at Large	520-299-3814	davistd@icloud.com
Helen Steinman, Member at Large	573-489-9377	stenmanhc@gmail.com
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