

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting

December 21, 2015

Present: Monica Manning, Gloria DeVore, Bill Falsgraf, Terry Davis and Ray Soule via phone.
Also present was Mandi Bates with Associa Arizona.

Absent: All present.

Call to Order

The regular Board meeting of Las Palomitas was called to order by Board President, Bill Falsgraf at 3:13 pm.

Homeowner Concerns

- No Discussion

Hearings

- No Hearings

Approval of Minutes

- The Board reviewed the October 12, 2015 and November 16, 2015 Board Meeting Minutes.

A motion to approve the October 12, 2015 Board Meeting Minutes as amended, was made by Monica Manning, seconded by Terry Davis and passed with a unanimous vote.

A motion to approve the November 16, 2015 Board Meeting Minutes as amended, was made by Terry Davis, seconded by Monica Manning and passed with a unanimous vote.

Financial Report

- The September, October and November 2015 financials will be reviewed further by Ray Soule pending adjustments being made by Associa.

ARC Violations

- The Board discussed the current violations.

Management Report

- The April 2015 Meeting Minutes were posted to the website.
- A final walk through to review the irrigation installation was completed with AAA and Norris Designs.
- Two trees were removed by 3R Landscaping and two trees still need to be removed at 4032 E. Via del Vireo. The stump at 3909 E. Via del Verdemar will be removed.
- A spa cover was ordered.
- The globe was removed from the mailbox area.
- The brick walkway was put back in place.
- A work order was submitted to repair the men's restroom toilet at the pool.

Unfinished Business

DRC Representative

- The homeowner that the Board asked to represent Las Palomitas at the DRC meetings has declined.
- Bill Falsgraf will contact another homeowner to represent Las Palomitas at the DRC meetings.

Dunn Edwards

- Dunn Edwards supplied written information of products and several options for color choices.

Ms. Bates was requested to have a representative from Dunn Edwards at the January 18th Board Meeting. The representative will be requested to provide a rendering showing the attached homes and options.

Associa Vendor Portal

- Bill Falsgraf spoke to Kirk Bliss, President of Associa Arizona, about the vendor portal questioning its utility for Las Palomitas HOA.
- Every vendor must register for the Associa Vendor Portal.
- Rural Metro, government entities, utility companies, attorneys, non-profits, homeowners, financial institutions and suppliers will have to register but not pay the \$150 compliance fee.

Ms. Bates will resend the list of vendors that have not registered.

Sidewalk Damage

- A bid was received from Walters Enterprises for \$850 to remove and replace the two concrete slabs in front of 4023 E. Via del Vireo.

A motion to approve the Walters Enterprises bid of \$850 for sidewalk repairs, was made by Terry Davis, seconded by Monica Manning and passed with a unanimous vote.

Annual Meeting

- The board requested that the ballot have an additional line stating, "Voting of the 2015 Meeting Minutes will take place at the Annual Meeting".

Ms. Bates will email the Board the Annual Meeting documents for approval prior to mailing them out.

Insurance Claim

- A Board Member asked if a homeowner could remove themselves from a claim.
- The Board requested a copy of the insurance report be sent to them once it is received.

Towing Signs

- Towing signs for A & B Towing are still not in place after numerous requests.
- The Board will give A & B Towing 48 hours to install their own signs or they will use another company.

New Business

Pool Temperature

- A Board Member asked what temperature the pool of the pool is set to.

Ms. Bates will find out what the temperature is being set to in the pool.

Next Meeting

- Board Meeting: January 18, 2016- Associa Arizona Offices, 6840 N. Oracle Rd. Ste. 130 at 3:00pm

- Annual Meeting: January 20, 2016- CFSD, room TBD, sign in 6:00pm, Call to Order 6:30pm

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 4:52 p.m. was made by Monica Manning, seconded by Ray Soule and passed unanimously.