

Las Palomitas Homeowners Association

BOARD MEETING AGENDA

Tuesday, January 13th, 2026, at 4:00 PM

<https://us02web.zoom.us/j/89172091219?jst=1>

Meeting ID: 891 7209 1219

I. Call to Order

"We ask all homeowners to maintain decorum during the meeting; homeowner input will be welcome during the Homeowner Forum or if a motion is made and opened for discussion."

II. Minutes' Approval

- A. Board Meeting December 11, 2025, Meeting Minutes

III. Financial Report

- A. December financial report approval

IV. Reports

- A. Landscape Report (S.Kiernan)
- B. Paint Committee (J. Zehr, J. Noiseux, D. Robin)
- C. Management Report (S. Kiernan)

V. Old Business

- A. Community Painting Update
- B. Pool Furniture Strapping and Repainting

VI. New Business

- A. Annual Meeting
- B. CCR's Revisions
- C. Plant List

VII. Homeowner Forum (3 min per homeowner)

VIII. Next Meeting:

Annual Meeting February 24, 2026 @ 4:00PM

IX. Adjournment

X. Executive Session (Closed to Members)

Pursuant to ARS 33-1804 (C); Before entering into any closed portion of a meeting of the Board of Directors....the Board shall identify the section that authorizes the Board to close the meeting. The Board of Directors will be meeting in a closed session per ARS 33-1804 (A) (3)

Las Palomitas Homeowners Association

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Website: www.laspalomitas.org

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Las Palomitas Homeowners Association
Board Meeting Minutes
Thursday, December 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	Rebekah Tolbert , PPI
X	Lynn LaCanse , Secretary/Treasurer		Independent Contractor
X	Helen Steinman , Member at Large	X	Joan Groom, Meeting Minutes
X	Kirk Wohlers		
	Owners Present		
X	Mary Riseberg	X	Jim Davis
X	Judith Noiseaux	X	

I. Call to Order

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

"We ask all homeowners to maintain decorum during the meeting; homeowner input will be welcome during the Homeowner Forum or if a motion is made and opened for discussion."

II. Minutes Approval

A motion was made and seconded (Steinman/ Klaudt) to approve the November 11, 2025 Board Meeting Minutes as amended. Motion passed.

III. Financial Report *(Sarah Kiernan)*

October-November 2025 Financials

Operating Account	\$ 45,757.01
Alliance Reserve	\$165,113.90
Alliance CD 0507	\$ 23,215.82
Alliance CD 5398	\$ 23,447.83
Alliance CD 7125	\$ 23,242.33
Alliance CDAR 0945	\$128,925.51
Reserve Account	\$366,395.66
Total Assets	\$409,702.40

- October financials did not originally reflect the approved annual budget – issue has been corrected.
- November packet incorrectly showed the HOA over budget by \$123,000 due to a **GL code shift for Master Association dues** when the new format went live in July.
- Budget link has been restored – **current reports are correct.**

Notable Expenses

- Equipment room lock repair.

- Electrician repairs to ramada lighting & GFCI outlets.
- **Pool deck resurfacing completed.**
- **Pool & spa tile cleaning completed.**
- Insurance renewal preparation for 2026 underway.
- Final installment to Master Association paid early (billing was for December).

Jennifer reported it looks like we will end the year pretty much even with the budget.

A motion was made and seconded (Kluadt/LaCanse) to approve the October/November financial report. Motion passed.

IV. Reports

A. Landscape Report – (*Sarah Kiernan*)

- Tree trimming & removals complete.
- Gill Property Solution to cut back vegetation and oleanders around pool by end of month.
- Ongoing irrigation issues persist — Drip Doctor noted water shutoffs at multiple boxes. Someone keeps turning some of the irrigation boxes.
- Suggest replacing all irrigation boxes with locking lids to prevent tampering. She should know more tomorrow what is going on.

Estimated Cost: \$5,000 – \$6,000

Tree Canopy Program Proposal

Sarah said Linda Head is willing to be consultant for landscape committee. Board may consider adopting a policy for long-term vegetation management:

- A) Replant trees after removals in more appropriate locations
- B) Choose climate-appropriate species
- C) Add irrigation lines where necessary

→ Maintains Las Palomitas' vegetated appearance long-term

Hans reported the University of Arizona has an arboretum program and maybe someone can visit and get information on the types of best trees to plant for the current Arizona environment.

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

Jennifer reported the committee has made decisions about the color for the wall and the pool area ramada and have scheduled them for the afternoons of December 17th and 20th from 1-3 PM. Homeowners can ask questions about the process. We might want to schedule another date after the beginning of the year for owners who are gone during the holidays. The oleanders on the left side of the wall and also along the pool will be cut down prior to painting.

Judith asked about displaying the colors for the mailboxes. Sarah said they will do a color patch first.

Lynn asked what happens if people can't paint their house the color they want. Sarah replied the Board needs to be sure everything is esthetically pleasing. If 5 houses in a row are painted the same color, it looks like a patch in the community rather than a unique configuration. It is common for HOAs to say houses next to each other or across the street cannot be painted the same color. Jennifer said they will ask homeowners to make 2 color choices so that if someone needs to make a color change, it can be to a color they have already chosen. The majority of the Board thinks a variety is more pleasing. Jennifer suggested talking to your neighbors to see what their preferences are.

Lynn asked about repairs prior to painting. Sarah said the painters can do minor repairs, but something major is the responsibility of the homeowner. It's possible they could give you a price to replace damaged boards. Because of liability issues, we want to give homeowners the opportunity to handle repairs themselves.

Jennifer clarified that the colors on the pool wall are all correct.

- Work to begin January 5th, starting with common walls/ramada/pool area.
- **Board to determine painting rollout approach:**

Option	Description
A — Planned 4-Phase Approach	Original model with phased sections
B — First-Come/First-Serve	Scheduling based on when homeowner payments are received

Project Funding Requirement

To secure pricing for the duration of the painting project, **a 50% homeowner deposit is needed: Deposit Required: \$132,297.50.** Second payment, which is half of the remaining balance due, would be payable after half the houses are painted, and then the final payment is due when the job is completed and the HOA has approved the work.

Funding Source Decision Needed:

- 1. Use available Reserve Cash, OR**
- 2. Cash out CDARS account**

A motion was made and seconded (Zehr/Klaudt) to make the initial payment from the Reserve Account payable next week. Motion passed.

Sarah will send statements out to the community. Payments can begin immediately.

Sarah asked if the paint ballot can go out electronically or should be a paper ballot. Jennifer would like electronic ballots but paper ballots sent to those who do not have or use email.

C. Management Report – Sarah Kiernan

New Owner	Address	Lot	Previous Owner	Process Date
Christian Garcia	6050 N Via Del Verdemar	136	Duane Wrobel	5/5/2025
Gamble's Creek LLC	4064 E Via Del Buho	181	John Ostrowski	9/22/2025

Administrative & Miscellaneous Issues

- Website Updated – **new 2025-2026 Homeowner Handbook posted.**
- **Cologuard Classic confirmed for March 20-22, 2026** (setup details expected in January).
- Recommend **packrat mitigation frequency** (University Pest Control).
- Sewer Scope by Project Plumbing – Date to be determined.

V. Old Business

- A. Community Painting Update
- See Paint Committee Report above.

VI. New Business

- A. Pool Furniture Strapping and Repainting
- Furniture will be unavailable 3–4 weeks during work
 - Pricing:
 - Pick-up & delivery: **\$80**
 - \$5 per strap
 - **Total Expected Cost: \$1,667.02**

Board to select strap color (samples available). Jennifer would like more vibrant colors.

Board Consideration: Approve re-strapping & painting

- B. Pool Shower Remodel Bid
- LM Floor & Shower Specialists - \$5,995.00

A motion was made and seconded (LaCanse/Klaudt) to approve the furniture re-strapping for \$1,667 and remodeling the pool shower for \$5,995. Motion passed.

- C. Townhall In-Person Paint Q&A
- December 17 & 20.
 - Possibly another on Jan 2 or 3.

VII. Homeowner Forum

None

VIII. Next Meeting

January 13, 2026 at 4 PM via Zoom

IX. Adjournment

There being no further business, a motion was made and seconded (Klaudt/Steinman) to adjourn the meeting at 4:55 PM.

Las Palomas Board Members
Jennifer Zehr, President
Hans Klaudt, Vice President
Lynn LaCanse, Sec/Treasurer
Terry Davis, Member at Large
Helen Steinman, Member at Large
Sarah Kiernan, CMCA, AMS



Financial Report Package

December 2025

Prepared for

Las Palomitas

By

Pinehurst Properties, Inc.



Balance Sheet - Operating

Las Palomitas

End Date: 12/31/2025

Assets

CASH - OPERATING FUND

10-1000-00	Alliance Bank - Operating - 9870	\$142,412.84
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Total CASH - OPERATING FUND:	<u>\$142,412.84</u>
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CASH - RESERVE FUND

11-1100-00	Alliance Bank - Reserve - 9938	24,444.67
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11-1110-00	Alliance Bank - CD - 0507 (09/23/26)	23,284.32
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11-1111-00	Alliance Bank - CD - 5398 (08/23/27)	23,516.05
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11-1112-00	Alliance Bank - CD - 7125 (06/07/26)	23,309.96
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11-1114-00	Alliance Bank - CDAR - 0945 (06/04/26)	129,315.41
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Total CASH - RESERVE FUND:	<u>\$223,870.41</u>
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Total Assets:	<u><u>\$366,283.25</u></u>
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Liabilities & Equity

CURRENT LIABILITIES

20-2010-00	Prepaid Income	132,987.17
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Total CURRENT LIABILITIES:	<u>\$132,987.17</u>
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EQUITY

39-3900-00	Retained Earnings	321,942.94
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Total EQUITY:	<u>\$321,942.94</u>
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	<u>(88,646.86)</u>	<u>(\$88,646.86)</u>
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Total Liabilities & Equity:	<u><u>\$366,283.25</u></u>
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Income Statement

Las Palomitas

From 12/01/2025 to 12/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING FUND							
INCOME							
OPERATING INCOME							
40-4000 Dues Income	\$ 7,591.37	\$ -	\$ 7,591.37	\$411,334.51	\$407,400.00	\$ 3,934.51	\$ 407,400.00
40-4030 Interest Income	1.50	-	1.50	17.58	-	17.58	-
40-4050 Late Fee & Dues Interest Income	1,520.50	-	1,520.50	5,104.46	-	5,104.46	-
40-4067 Pool Key Income	-	-	-	75.00	-	75.00	-
40-4090 Title Transfer Fee Income	100.00	-	100.00	700.00	-	700.00	-
TOTAL OPERATING INCOME	\$ 9,213.37	\$ -	\$ 9,213.37	\$417,231.55	\$407,400.00	\$ 9,831.55	\$ 407,400.00
TOTAL INCOME	\$ 9,213.37	\$ -	\$ 9,213.37	\$417,231.55	\$407,400.00	\$ 9,831.55	\$ 407,400.00
EXPENSES							
ADMINISTRATIVE							
50-5010 Accounting Fees	-	-	-	400.00	400.00	-	400.00
50-5030 Bank Charges	-	-	-	10.00	-	(10.00)	-
50-5050 Insurance	6,604.00	2,653.87	(3,950.13)	32,964.00	31,846.50	(1,117.50)	31,846.50
50-5070 Insurance - Rural Metro	-	-	-	31,978.78	31,291.17	(687.61)	31,291.17
50-5080 Legal Fees	-	-	-	300.00	1,500.00	1,200.00	1,500.00
50-5090 Management Fees	1,050.00	1,050.00	-	12,600.00	12,600.00	-	12,600.00
50-5100 Master Association Dues	10,601.49	10,292.72	(308.77)	134,114.01	123,512.53	(10,601.48)	123,512.53
50-5110 Meeting Expense	100.00	100.00	-	729.00	1,000.00	271.00	1,000.00
50-5130 Postage & Copies	238.49	33.33	(205.16)	913.88	400.00	(513.88)	400.00
50-5140 Property Taxes	-	-	-	25.39	30.00	4.61	30.00
50-5190 Taxes, Licenses & Fees	-	-	-	670.70	500.00	(170.70)	500.00
50-5200 Teleconference/Virtual Meetings	-	-	-	42.64	100.00	57.36	100.00
50-5210 Website Expense	180.00	-	(180.00)	720.00	600.00	(120.00)	600.00
TOTAL ADMINISTRATIVE	\$ 18,773.98	\$ 14,129.92	(\$ 4,644.06)	\$215,468.40	\$203,780.20	(\$ 11,688.20)	\$ 203,780.20
LANDSCAPING							
60-6070 Landscape - Service	4,944.00	4,944.00	-	59,328.00	59,328.00	-	59,328.00
60-6090 Landscape - Improvements	-	-	-	-	1,000.00	1,000.00	1,000.00
60-6110 Landscape - Irrigation	175.00	-	(175.00)	4,500.00	7,500.00	3,000.00	7,500.00
60-6120 Landscape - Common Area	-	-	-	17,640.00	20,000.00	2,360.00	20,000.00
60-6130 Landscape - Pre-Emergent	-	-	-	-	600.00	600.00	600.00
60-6140 Landscape - Tree Removal	-	-	-	800.00	2,500.00	1,700.00	2,500.00
TOTAL LANDSCAPING	\$ 5,119.00	\$ 4,944.00	(\$ 175.00)	\$ 82,268.00	\$ 90,928.00	\$ 8,660.00	\$ 90,928.00
GENERAL MAINTENANCE & REPAIRS							
61-6170 Maint. & Repair - General	120.00	-	(120.00)	981.14	2,000.00	1,018.86	2,000.00
61-6173 Maint. & Repair - Janitorial Svc	240.00	316.66	76.66	2,880.00	3,800.00	920.00	3,800.00
61-6180 Maint. & Repair - Lighting	95.00	-	(95.00)	2,144.38	1,500.00	(644.38)	1,500.00
61-6190 Maint. & Repair - Painting	-	-	-	174.03	500.00	325.97	500.00
61-6195 Maint. & Repair - Pest Control	50.00	-	(50.00)	965.00	600.00	(365.00)	600.00
61-6220 Maint. & Repair - Signage	-	-	-	-	500.00	500.00	500.00
TOTAL GENERAL MAINTENANCE & REPAIR	\$ 505.00	\$ 316.66	(\$ 188.34)	\$ 7,144.55	\$ 8,900.00	\$ 1,755.45	\$ 8,900.00
POOL EXPENSES							
62-6270 Pool - Service	500.00	579.96	79.96	7,213.51	6,959.61	(253.90)	6,959.61
62-6275 Pool - Janitorial & Supplies	-	-	-	110.50	-	(110.50)	-
62-6290 Pool - Repair	-	-	-	351.70	1,500.00	1,148.30	1,500.00
62-6310 Pool - Supplies	-	-	-	149.62	500.00	350.38	500.00
TOTAL POOL EXPENSES	\$ 500.00	\$ 579.96	\$ 79.96	\$ 7,825.33	\$ 8,959.61	\$ 1,134.28	\$ 8,959.61
UTILITIES							
65-6510 Electricity	398.04	620.38	222.34	6,542.83	7,444.56	901.73	7,444.56
65-6530 Gas	-	840.24	840.24	6,868.70	10,082.89	3,214.19	10,082.89
65-6570 Trash Removal	1,292.63	1,267.29	(25.34)	17,270.56	15,207.50	(2,063.06)	15,207.50
65-6590 Water & Sewer	431.58	1,458.33	1,026.75	19,003.52	17,500.00	(1,503.52)	17,500.00
TOTAL UTILITIES	\$ 2,122.25	\$ 4,186.24	\$ 2,063.99	\$ 49,685.61	\$ 50,234.95	\$ 549.34	\$ 50,234.95
TOTAL DISBURSEMENTS	\$ 27,020.23	\$ 24,156.78	(\$ 2,863.45)	\$362,391.89	\$362,802.76	\$ 410.87	\$ 362,802.76
OPERATING FUND NET INCREASE (DECREASE)	(\$ 17,806.86)	(\$ 24,156.78)	\$ 6,349.92	\$ 54,839.66	\$ 44,597.24	\$ 10,242.42	\$ 44,597.24



Income Statement

Las Palomitas

From 12/01/2025 to 12/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUND							
INCOME							
RESERVE INCOME							
42-4200 Reserve Account Interest	\$628.36	\$-	\$628.36	\$8,048.68	\$-	\$8,048.68	\$-
TOTAL RESERVE INCOME	\$628.36	\$-	\$628.36	\$8,048.68	\$-	\$8,048.68	\$-
RESERVE CONTRIBUTION TRANSFERS							
43-4310 Transfer out of Operating Acct	(4,892.16)	(4,892.16)	-	(58,705.92)	(58,705.92)	-	(58,705.92)
43-4320 Transfer into Reserve Acct	4,892.16	4,892.16	-	58,705.92	58,705.92	-	58,705.92
TOTAL RESERVE CONTRIBUTION TRANSF	\$-	\$-	\$-	\$-	\$-	\$-	\$-
TOTAL INCOME	\$628.36	\$-	\$628.36	\$8,048.68	\$-	\$8,048.68	\$0.00
EXPENSES							
BOARD APPROVED CAPITAL EXPENSE							
70-7002 Pool & Spa - Furniture	-	-	-	139.13	-	(139.13)	-
70-7003 Pool & Spa - Motor & Pump	-	-	-	2,984.22	-	(2,984.22)	-
70-7004 Tree Trimming & Removal	8,800.00	-	(8,800.00)	8,800.00	10,000.00	1,200.00	10,000.00
70-7005 2026 Paint Project	128,618.85	-	(128,618.85)	128,618.85	-	(128,618.85)	-
70-7006 Pool Shower	2,998.00	-	(2,998.00)	2,998.00	-	(2,998.00)	-
70-7100 Common Area Painting	-	-	-	-	9,975.00	9,975.00	9,975.00
70-7643 Pool - KoolDeck	-	-	-	7,995.00	-	(7,995.00)	-
TOTAL BOARD APPROVED CAPITAL EXPE	\$140,416.85	\$-	(\$140,416.85)	\$151,535.20	\$19,975.00	(\$131,560.20)	\$19,975.00
TOTAL DISBURSEMENTS	\$140,416.85	\$-	(\$140,416.85)	\$151,535.20	\$19,975.00	(\$131,560.20)	\$19,975.00
RESERVE FUND NET INCREASE (DECREASE)	(\$139,788.49)	\$-	(\$139,788.49)	(\$143,486.52)	(\$19,975.00)	(\$123,511.52)	(\$19,975.00)
NET INCREASE (DECREASE)	(\$157,595.35)	(\$24,156.78)	(\$133,438.57)	(\$88,646.86)	\$24,622.24	(\$113,269.10)	\$24,622.24