

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting
April 18, 2011

Present: Terry Davis, Ray Soule, Bill Falsgraf and Gloria DeVore. Also present was Kolleen Weber with Lewis Management Resources, Inc.

Absent: Larry Westberg

Call to Order

The regular Board meeting of Las Palomitas was called to order at 3:15 p.m.

Homeowner Concerns

- No Discussion

Approval of Minutes of March 21, 2011

A motion to approve the March 21, 2011 meeting minutes as written was made Bill Falsgraf, seconded by Gloria DeVore and passed with a unanimous vote.

Financial Report

- The March 31, 2011 financials were included in the Board packet.
- Delinquencies were discussed.
- The Board discussed the Associations options regarding a judgment for delinquent assessments.
A motion to accept the March 31, 2011 financials as presented was made by Ray Soule, seconded by Bill Falsgraf and passed with a unanimous vote.

Committee Reports

ARC

- No Report

Landscaping

- The landscapers will be requested to trim the tree at the entrance to Ray Soule's home.
- The landscapers will remove the trees between lot 164 and lot 165.

Communication

- No Report

Pool

- The fountain in the pool area has been repaired. The Association is not required to have the fountain. If the fountain breaks again, do not repair.

Violation Report

- A violation report was included in the Board packet for review.
- Ms. Weber rode with the inspector to discuss the items that should be noted as violations.

Management Report

- A written report was included in the Board packet.
- Letters were sent to rental companies requesting they notify the Association of any rental properties they manage.
- The landscapers are corresponding by email and keeping the management company up to date on repairs.

Unfinished Business

- No Discussion

New Business

Board Director Resignations

- John Twomey and Jennifer Zehr have moved out of the community and will no longer be serving on the Board. The positions will be filled at the Annual Meeting.
- Ray Soule will take over the Treasurer office. Bill Falsgraf will take over the Vice President office.

Master Association Design Review Committee

- Pat Erickson was contacted about representing the Association with the Master Association Design Review Committee.

Reserves

- The Board discussed having the Reserve Study updated with the company to include a site visit.
- The Board discussed appointing a Committee to establish a five-year Reserve plan.
- The Board discussed the cost and options for street maintenance.

Common Area

- The fence in the common area at the end of N Via Del Chiquiri needs to be painted.
The Board asked Ms Weber to contact Hubbard Painting to paint the common area fence.

Next Meeting

- The next Board meeting is scheduled for July 18, 2011.

Adjournment

With no further business to discuss, a motion to adjourn at 4:20 p.m. was made by Bill Falsgraf, seconded by Ray Soule and passed unanimously.

Respectfully Submitted,
Kolleen K Weber, CMCA
Community Association Manager
For Las Palomitas Homeowners Association