

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting
May 18, 2015

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

Absent: Monica Manning

Homeowner Present: Frank Webster

Call to Order

The regular Board meeting of Las Palomitas was called to order by Board President, Bill Falsgraf at 3:09 pm.

Homeowner Concerns

- No Discussion

Hearings

- No Hearings

Approval of Minutes

A motion to approve the April 2015 Board Meeting minutes as amended, was made by Bill Falsgraf, seconded by Gloria DeVore and passed with a unanimous vote.

Financial Report

- The board discussed that the Reserve account is on budget both monthly and year-to-date.
- The Board will need to look at expenses and gas service for 2016 and budget for janitorial expenses separate from pool expense.
- Three owners owe quarterly assessments and no one is in collections.

A motion to approve the April 2015 financials was made by Terry Davis, seconded by Gloria DeVore and passed with a unanimous vote.

Committee Reports

ARC

- No report.

Landscaping

- Most Board Members will be out of town over the summer so a Special Meeting will need to take place to discuss approval of a contractor and the timeframe in which the irrigation work will be completed.
- New irrigation system needs to take failing Pepper trees into account while installing new irrigation line.

Management Report

- A written report was included in the Board packet.

Unfinished Business

Blue Point Pools

- The current pool and spa pumps were replaced in late 2010.
- Replacing the pumps could save 30-40% on electric annually.
- Frank Webster asked if the filter is leaking.

Ms. Bates will get a bid to replace the filter on both the pool and spa.

Classic Pools

- Board would like a letter from the attorney to Classic Pools if they do not repair the sika flex around the pool.

DRC Representative

- Kathi Scharm Delligatti was approved by the Board to represent Las Palomitas at the DRC meetings.
- Bill Falsgraf will contact Kathi.

Letter to Matt Steele

Ms. Bates will put in letter form and send to Bill Falsgraf for signature and mailing.

New Business

Summer Communication

- Any important communication will have “URGENT” in the heading alerting the Board to read the email.

Next Meeting

- Board Meeting: October 19, 2015- Associa Arizona Offices, 6840 N. Oracle Rd. Ste. 130 at 3:00pm

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 3:52 p.m. was made by Ray Soule, seconded by Terry Davis and passed unanimously.