

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting

March 22, 2010

**Present:** Terry Davis, Bill Falsgraf, Gloria DeVore, John Twomey, Larry Westberg, and Jennifer Zehr. Also present was Kolleen Weber with Lewis Management Resources, Inc.

**Absent:** Stephanie Kirz

**Homeowner Present:** Sandra Brown

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order at 3:00 p.m.

### **Determine Quorum**

- Quorum was attained with six Board members present.

### **Homeowner Concerns**

- No Discussion

### **Approval of Minutes of February 22, 2010**

A motion to approve the February 22, 2010 meeting minutes as written was made by Jennifer Zehr, seconded by Bill Falsgraf and passed with a unanimous vote.

### **Financial Report**

- The February 2010 financials were reviewed.  
A motion to approve the February 2010 financial reports as presented was made by John Twomey, seconded by Gloria Devore and passed with a unanimous vote.
- Discussed putting more money in CD's in April.
- The 2007 reserve study up date from Strategic Reserves was discussed.  
The Board decided to not have Strategic Reserves up date the last reserve study. The Board would revise the study to include items not included in the original study.

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- Radical pruning of bushes continues.
- Irrigation – small leaks have been repaired with move of the valves replaced reducing water pressure. A major line break due to roots lifting pipe was replaced.
- Two trees on the west side of the pool up rooted due to the major line break causing the ground to become soft. The three trees in this area were removed.
- The Groundskeeper has looked at the mistletoe in the trees done completed a tree study.  
A motion to accept the The Groundskeeper proposal for the tree study was made by Gloria Devore, seconded by Jennifer Zehr and passed with a unanimous vote.

### Communication

- An email blast needs to be sent out letting homeowners know about the tree work to take place. Stephanie Kirz will print a notice for the mailbox.

### Pool

- Pool cool decking needs to be replaced. Meadows Pools & Concrete submitted a proposal, Blue Coyote Painting was asked to submit a proposal also but this type of work is out of their scope.  
**The Board asked Ms Weber to obtain additional proposals from Classic Pools and Patio Pool.**

### Violation Report

- A violation report was included in the Board packet for review.
- Satellite dish 4072 E Via De La Tangara is still in site on top of the garage. The owner and tenant have been asked to move the dish to another location. If this is the only place they received reception the HOA needs a letter from the dish company stating this.  
**The Board asked Ms Weber to find out who the dish company is and ask them to submit a letter regarding the location of the dish.**

### Management Report

- A written report was included in the Board packet and reviewed.

### Unfinished Business

- Outdoor lighting maintenance – prepare a contract for Jerry Hubbard for \$200/qtr for lighting maintenance plus cost of bulbs and sockets.

### New Business

- Parking variance request for Lot 138 - 4036 E Via Del Vireo and Lot 132 - 4076 E Via De La Tangara were both denied.
- Homeowner requested permission to paint wall at Chiquiri and Verdemar. If HOA supplies paint, homeowner will paint the wall. HOA will supply only five gallons of paint.
- Jerry Hubbard will do quarterly inspections of light fixtures at a cost of \$200. Replacing bulbs and sockets will be an additional charge. The homeowner is responsible for electrical problems.  
**The Board asked Ms Weber to draw up a contract for Jerry Hubbard for the quarterly lighting inspections.**

### Adjournment

**With no further business to discuss, a motion to adjourn at 4:20 p.m. was made by Larry Westberg, seconded by Jennifer Zehr and passed with a unanimous vote.**

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