

---

8

# Las Palomitas Homeowners Association Board Meeting Minutes

**Tuesday, January 21, 2020 at 4 PM**  
Catalina Foothills Church, 2150 Orange Grove Rd, 405-7

---

***Board: Present***

- X **Terry Davis**, President
- X **Jim Davis**, Vice-President
- X **William Falsgraf**, Member at Large

***Staff:***

- X **Donna Wood**, Managing Agent
- X **Joan Groom**, Meeting Minutes

**Owners Present**

- X Karen Kirwood, Lot 150
- X Joyce Barkley, Lot 131

---

**I. Call to Order**

The meeting was called to order at 3:57 p.m. after establishing a quorum with all members present.

---

**II. Homeowner Input**

- Karen Kirwood is really happy about the common area cleanup. She continues to be concerned about cars going in and out from rented house next door. Donna reported we have cracked down on cars without passes with good results. If people see ANYTHING suspicious they should contact the Pima County Sheriff office.
- Joyce asked about concrete grinding. The responsibility is as follows: If the damage is caused by Common area trees it is the HOA responsibility. If tree is on owner's property, it is owner's responsibility.

---

**III. Minutes Approval**

**A motion was made and seconded (J. Davis/Falsgraf) to approve the November 19, 2019 Board Meeting Minutes as presented. Motion passed.**

---

**IV. Financial Report (*Donna Wood*)**

**Year End Financials**

Current Assets	\$ 61,657.71
Reserve Assets	\$ 209,297.77
<b>TOTAL ASSETS</b>	<b>\$270,955.48</b>

- **Income:** For the year, we were short by \$750, which we will discuss in Executive Session. However, with the total number of homes that sold in 2019, we received an additional \$1,200. Also, interest income of \$2,410.73 and late fees and dues interest was \$561.53.
- **Administrative Expenses:** We were slightly over budget by \$359, largely due to obtaining legal opinion on the sewer line issue and where responsibility lies. For the year it was over budget by \$7,392.49 due in large part to the Master Association raising their dues after we had approved the 2019 budget.
- **Maintenance** is slightly over budget by \$73 for December, but over by about \$4,400 for the year. The biggest expense was rewiring the Ramada (an unbudgeted expense item for about \$3,177). Also, we had 13 months of landscape service in our budget this

year since we did not receive the December 2018 bill until 2019. That was just a timing issue and we're back in sync in 2020.

- **Utilities:** We are running slightly over budget for December by \$475.97. As we knew in the beginning of the year, trash and recycling did a materials offset charge for recycling toward February 2019. We have incorporated that charge into the 2020 budget. Water is still high at \$550 over budget for December and \$5,189 over for the year. Some of the water issue was due to the water line break at the spa and then refilling the pool and spa in November.
- **Total Expenses** Of the \$17,782.67 over in 2019, our three biggest out of line expenditures were the Master Association dues increase (\$7,380.04), legal fees (\$812), the extra month of landscape service (\$3,280), lighting, rewiring project for the Ramada (\$3,117), trash and recycling increase difference (\$2,137.61), and water bill over budget (\$5,189.67).
- **Reserve Expenses:** During the first week in December we had major landscape cleanup all along the entire back side of Vireo, and on the common area on the south side of Vireo and Tangara we cleaned away and cut back a lot of overgrown material, removed some pack rat nests and removed lots of cactus. This was a \$4,000 expenditure. This extensive cleaning has not been done since we have managed Las Palomitas.  
 In the next few weeks, we will be cleaning up the three interior common areas between the homes and lots. Cholla cacti will be removed and some of the volunteer PV. We will also be selectively cutting down some of the Texas Rangers that are overgrown and creating a "wall" where you can't see through some of the areas. This will be a \$3,000 Reserve expense in January.
- **Transfer:** Monthly transfer to Reserves of \$6,600.

## V. Reports

---

### A. Management Report *(D. Wood)*

In Escrow					
Escrow Date: 11/1/2019-1/3/2020					
New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Deborah M Mitchell	4048 E Via Del Vireo	141	AZDAK Land & Cattle, LLC	12/13/2019	
Mary Ellen Taylor	3925 E Via Del Verdemar	110	Julie Garrison	01/06/2020	

### Landscaping:

See comments in Reserve Expense category above.

### Pool Area:

We had to have some of the tile caulked while it was being cleaned. Since we drained the pool and spa, we cleaned the tile and repaired the heater to the spa. We have not had any other issues.

### **Annual Meeting**

On January 3, 2020, I sent out a Notice of the Annual Meeting and Call for Nominations to the Las Palomitas community. To date, I have only received one nomination. The nominations will close January 20<sup>th</sup> and the annual meeting packets will be mailed January 25<sup>th</sup>.

### **VI. New Business**

---

- A. Common Area Landscape Cleanup  
Discussed above under Reserve Expenses above.
- B. There was a short discussion of the new automatic entry system being instituted by the Master Association. Anyone without a barcode would necessarily need to be given a pass or there will be no controlling parking issues. Terry speculated it's a replacement for the capture system so the gate will know when you have a guest. He hopes there will still be a way to identify residents.

### **VII. Next Meeting**

---

- A. Annual Meeting, February 18<sup>th</sup> at 6 PM**  
**At Embassy Suites – Wine and appetizers will be served.**  
All owners are invited and welcome to attend.

### **VIII. Adjournment**

---

**There being no further business, the meeting adjourned at 4:20 PM.**

<b>Las Palomitas Board Members</b>	<b>Phone</b>	<b>Email</b>
Terry Davis, President	520-299-3814	<a href="mailto:davisdt@telus.net">davisdt@telus.net</a>
Jim Davis, Vice President	520-306-7180	<a href="mailto:Jdaz4201@yahoo.com">Jdaz4201@yahoo.com</a>
Bill Falsgraf, Member at Large	216-598-3525	<a href="mailto:wwfalsgraf@gmail.com">wwfalsgraf@gmail.com</a>
Donna Wood, CMCA, AMS	520-298-2146	<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>