
Las Palomitas Association

Board Meeting Minutes

Tuesday, September 13, 2016 at 4:00 p.m.
Catalina Foothills Church, 2150 Orange Grove Rd Rm 401-3

Present:

Board:

William Falsgraf, President
Monica Manning, Vice President
Ray Soule, Treasurer (Telephonically)
James Wolfe, Member at Large (Telephonically)
Cassandra Meynard, Member at Large (Telephonically)
Terry Davis, Member at Large (Telephonically)

Staff:

Donna Wood, Managing Agent
Trudy Rahn, HOA Administrator

Audience:

Jordan Davis, AAA Landscape
Kathy Mills, Lot 157
Judy Ranzer, Lot 171
Jim Stanton, Lot 127

Chris Stebe, Norris Design
Joyce Barkely, Lot 131
Nancy Greenway, Lot 191

President William Falsgraf called the meeting to order at 4:07 pm.

Landscaping Report:

President Falsgraf welcomes the audience and asks Chris Stebe and Jordan Davis to give an update regarding the irrigation repairs.

1. AAA Landscaping has been addressing irrigation leaks and has completed 95% of the repairs. Final issues remaining should be completed within two weeks.
2. Norris Design would like to encourage the board to look at future long term maintenance for the association, especially as the warranty period ends. The problems previously noted are now down to zero and the system is functioning properly. Chris from Norris Design will meet with Board regarding future decisions on the irrigation system. This item will be placed on the October agenda.
3. Donna from Pinehurst Properties identified an irrigation line that was watering the Master Association area. The meter was being billed to Las Palomitas association. AAA Landscaping confirmed irrigation was getting to appropriate areas. The meter is now switched to the Master Association. This will save on the overall water bill.
4. Audience member Mr. Stanton Lot 127 has an issue with tree in common area growing under his wall and causing damage. Issue will be placed on the October agenda.

I. Approval of Minutes

A motion was made and seconded (Manning/Davis) to approve the May 12, 2016 board meeting minutes. Motion passes unanimously.

II. Treasurer's Report (Ray Soule)

Ray Soule reviewed the August financial statements noting:

Operating Account:	\$ 66,418.52
Reserve Account:	\$ 50,518.25
Pacific Premier CD:	\$ 26,869.22

Current Assets Total: \$ 143,805.99

1. In May the accounting system was changed with the new management company (Pinehurst Properties) from accrual to cash basis. The change-over is going smoothly. It is nice to see actual costs vs. projected expenses.
2. The financial reports from April – August 2016 have been reviewed. There are no financial issues noted. A detailed written report will be submitted at the October meeting for the April – September financials for review and approval.
3. A complete transfer of reserve funds has been properly executed from the old management company Associa to the new company Pinehurst.
4. The Pacific Premier Bank CD is \$26,869 will mature on Jan. 27, 2017 at that time official action can be taken to transfer funds to a local bank.
5. The board has received the first draft of the 2017 budget. The 2017 budget has to be prepared and sent out in a timely manner. Before it is ready for greater discussion Ray will meet with Angie Edwards from Pinehurst Properties and go over expected increases in services (i.e.: Master Association Dues, Rural Metro, etc.).

III. Management Report (Donna Wood)

Donna Wood gave the management report noting:

- During the last change over two homes have sold in July/August. One sold in the month of September.

Pool and Spa:

1. Blue Point has reset the timer on the pool lights. They were coming on in the daytime and now come on at night.
2. Minor repairs to the pool area should be included in the 2017 budget planning.
3. Water heater in the equipment room will need replacing. Plumber has advised it will have to be replaced due to age, wear and tear. Estimated cost for a new water heater with installation \$700-\$900.
4. Wasps were building hives in the roof of the pool and Ramada. Horn Pest Management came out and did a series of three treatments. The wasps are now under control.
5. Horn Pest Management will also do the monthly service at the pool. This will save the association approximately \$200/year from the previous company.

Painting Update:

1. 36 homeowners have paid in full for the home painting
2. 24 homes have been painted
3. The third phase of homes will begin on September 19, 2016

Irrigation:

- A walk thru was done by Donna and the irrigation contractors and engineer on August 11, 18, and 24th. Each home was looked at individually and a punch list created. The landscapers were very good about taking care of each item within two days. There are no irrigation issues right now.
- Landscaping rock in the pool area should be considered for the 2017 budget.

Water Meters:

- Las Palomitas went from 5 water meters to 2. Next month should see a reduction in water costs for the association.

Rules and Regulations:

- An updated version of the Rules&Regs, Information package for new homeowners, and quick reference for notable CC&Rs is being drafted at this time. It will have to be officially adopted and approved by the board and will be uploaded on the website. Updated documents that are consistent will be a valuable tool for everyone in Las Palomitas.
- Clarification regarding what is maintained by the association regarding front yard landscaping will be an October agenda item.

IV. Old Business (Monica Manning)

Website:

- The Las Palomitas website is now fully online and there is no registration to access it. <http://www.laspalomitas.org/>
- The website was done by an independent contractor named Donna Rainville. It is very user friendly and looks great.

Architectural Review:

- Lot 183, submitted two separate reviews. Shrubs to be put in the common area, with plants on the approved plant list. Homeowner will irrigate the plants and be responsible to make sure watered. Also, would like to install rain gutters over the back and front patio areas. This will reduce the run off onto the patios.

A motion is made to approve both ARC submittals for Lot 183, motion seconded (Manning/Davis). Motion approved by unanimous vote.

V. New Business (Jim Wolfe)

Violation Policy:

- There appear to be conflicts in the policy, fines and resolution of parking violations. A complete overview and consolidation of the amendments and

policies will need to be done prior to anything being posted on the website. A comprehensive document will be used unilaterally and will supersede any other current documents. A separate policy is recommended to be drafted that will focus on the Las Palomitas parking this will be incorporated into the Rules & Regulations.

- Bill suggests to have a final draft for the board and formal action be taken at the October meeting.

President Falsgraf calls for motion to adjourn, motion is made and seconded (Manning/Soule). Meeting adjourns at 5:37 PM.

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