

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting

March 21, 2011

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

Absent: Gloria DeVore

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order at 3:10 p.m.

### **Homeowner Concerns**

- No Discussion

### **Approval of Minutes of February 21, 2011**

A motion to approve the February 21, 2011 meeting minutes as amended was made by Ray Soule, seconded by Larry Westberg and passed with a unanimous vote.

### **Financial Report**

- The final January 31, 2011 and February 28, 2011 financials were reviewed with those present.
- Delinquencies were discussed.
- A \$15,000.00 CD will mature in April. An additional \$15,000.00 will be added to this CD and reinvested for two years.
- The Board discussed funding options for road maintenance.

A motion to accept the January 31, 2011 and February 28, 2011 financials as presented was made by Larry Westberg, seconded by Bill Falsgraf and passed with a unanimous vote.

### **Committee Reports**

#### ARC

- No Report

#### Landscaping

- The Committee is satisfied with the landscaper's performance.
- The landscapers are currently working on thinning the tree canopies.
- They will start working on the plants damaged by the freeze. Several Homeowners purchased replacement plants that will be installed by the landscapers.
- Bush trimming and cacti pruning will begin the following week.
- Some of the irrigation is not working and will be inspected for repair.
- The Board discussed insulating all the valves to prevent freezing.
- Homeowners will be reminded to use plants from the approved list for replacements.
- Homeowners will be reminded to have their palms maintained.

### Communication

- The gate staff advised approximately 18% of the units in the Association are rented. They were unaware of any weekly rentals.
- The gate staff offered to distribute the Las Palomitas rules to the renters.  
**The Board requested that Ms. Weber provide copies of the Rules and a list of streets to the gate staff.**

### Pool

- The edges of the pool will be painted soon.
- Silverado was contacted to repair the fountain.
- The spa booster motor was replaced.
- The o-ring for the pool motor was replaced.

### Violation Report

- A violation report was included in the Board packet for review.

### **Management Report**

- A written report was included in the Board packet.
- Judy Murphy reimbursed the Association for the sewer repairs.
- The insurance claim at Lot 136 has been completed. Ms. Weber is waiting on the Homeowner to advise the work was completed to their satisfaction. The Association will pay the vendor and be reimbursed by the insurance company.
- Letters were issued to rental property companies requesting addresses. The Board discussed advising Homeowners that the Association will be responsible for supplying rules to tenants if they are reported to the Association.

### **Unfinished Business**

- No Discussion

### **New Business**

#### Reserve Study

- Strategic Reserves is in the process of updating the Reserve Study.
- An on-site update will be included in the Budget for next year.

#### Noisy and Speeding Car

- The Board discussed noisy vehicles and vehicles that have been speeding in the community.
- The neighbor reported the residents are working on the cars in front of the home.
- The home is a rental and the problem should resolve itself.

#### As Brought Forward

- The Board discussed a dog barking issue. The complaining Homeowner was advised to contact Pima Animal Control. A letter was sent to the dog owner requesting they control the barking.
- The LMR inspector was advised to be less stringent with garage door dents.

### **Next Meeting**

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

**Adjournment**

**With no further business to discuss, a motion to adjourn at 4:10 p.m. was made by Larry Westberg, seconded by John Twomey and passed unanimously.**

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