

Approved

Las Palomitas Homeowners Association

Board of Directors Meeting
October 20, 2014

Present: Ray Soule, Terry Davis (via phone) and Monica Manning. Also present was Mandi Bates with Lewis Management Resources, Inc.

Absent: Bill Falsgraf and Gloria DeVore

Call to Order

The regular Board meeting of Las Palomitas was called to order by Ray Soule, in the absence of the Board President, Terry Davis, at 3:13 pm

Homeowner Concerns

- No Discussion

Hearings

- No Hearings

Approval of Minutes

A motion to approve the July 21, 2014 Board Meeting minutes as amended, was made by Terry Davis, seconded by Monica Manning and passed with a unanimous vote.

Financial Report

- The June, July, August and September 2014 financials were reviewed with those present.
- Budget variances were reviewed.
- Delinquencies were discussed.
- The Board discussed the increased water usage due to irrigation leaks and uncorrected pool problems.

Ms. Bates was requested to send a notice to all homeowners regarding the change in payment address.

A motion to approve the June, July, August and September 2014 financials was made by Monica Manning, seconded by Terry Davis and passed with a unanimous vote.

Committee Reports

ARC

- No Report

Landscaping

- No Report

Management Report

- A written report was included in the Board packet.

- A bid to replace the irrigation was obtained and provided for review.

Ms. Bates was requested to obtain two more bids.

- The Board discussed contacting another pool company for pool service because of dissatisfaction with Lewis Management pool service.

A motion was made to approve the Blue Point Pools bid starting on December 1st, 2014, was made by Monica Manning, seconded by Terry Davis and passed with a unanimous vote.

Violation Report

- The Board previously discussed including the plants, planters and statuary on walls as part of the violations inspection.

Ms. Bates was requested to get legal opinion in regards to plants, planters and statuaries on walls.

Unfinished Business

- The Board discussed Classic Pools fixing the pool.

Ms. Bates was requested to schedule Classic Pools to come out and fix the pool lining.

New Business

As Brought Forth

- The location for the Annual Meeting was discussed.

Ms. Bates was requested to contact Catalina Foothills High School to schedule a room for Wednesday, January 28, 2015

2015 Budget

- The Board discussed the assessments staying the same.
- Insurance, Landscape contracts and Fire Department increases were discussed

Ms. Bates was requested find out if any of these areas were being increased in 2015.

Next Meeting

- The Board agreed to a Special Meeting on October 23, 2014 to discuss the 2015 Budget, Waste Collection, Foreclosure process and possible contract increases.
- November 17, 2014 – Board Meeting

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 4:23 p.m. was made by Monica Manning, seconded by Terry Davis and passed unanimously.