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**Las Palomitas Homeowners Association  
Board Meeting Minutes  
Tuesday, April 10, 2018  
Catalina Foothills Church, 2150 Orange Grove Rd, 405**

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<b>Board: Present</b>		<b>Staff:</b>	
<b>X</b>	<b>Cassandra Meynard</b> , President	<b>X</b>	<b>Donna Wood</b> , Managing Agent
<b>X</b>	<b>Terry Davis</b> , Vice-President	<b>X</b>	<b>Joan Groom</b> , Meeting Minutes
<b>X</b>	<b>Ray Soule</b> , Treasurer		
<b>X</b>	<b>James Wolf</b> , Secretary		<b>Homeowners:</b>
<b>X</b>	<b>William Falsgraf</b> , Member at Large	<b>X</b>	Joyce Barkley
<b>X</b>	<b>Jim Davis</b> , Member at Large	<b>X</b>	Topsy Burke
		<b>X</b>	Nancy Greenway

**I. Call to Order**

**Vice President Terry Davis called the meeting to order at 5:01 p.m. after establishing a quorum was present. President Cassandra Maynard arrived and conducted the meeting.**

**II. Homeowner Input**

Homeowners Burke and Greenway attended to hear the presentation regarding the new landscape plan and left following that presentation. The homeowners expressed concern that too many trees will be removed. Donna explained only unhealthy tress will be removed.

**III. Minutes Approval**

**A motion was made and seconded (Bill Falsgraf/Terry Davis) to approve the March 13, 2018 Board Meeting Minutes. Motion passes.**

**IV. Financial Report (R. Soule)**

**A motion was made to accept Financial Report of March 31, 2018 and seconded (Wolf/ Falsgraf). Motion passes.**

**A: March Financials:**

Current Assets	\$ 57,910.42
Reserve Assets	\$123,866.68
<b>TOTAL ASSETS</b>	<b>\$181,777.10</b>

- If you subtract the Pre-Paid Income (\$28,431.60) from our current operating account balance, (\$57,910.42) Our funds available are \$29,478.82
- The Balance Sheet is in good shape.
- Dues income: All Delinquent dues have been paid.
- The Association has been reimbursed the \$2,500 for house painting. Funds were put into special assessment account, increasing the amount in the operating account by \$2,500.
- YTD under budget \$289. No reserve expenses.

- **Income:** We are over budget in our income by \$15,100 YTD all delinquent account are now current!
- **Administrative:** Under budget in Administrative expenses by \$176.28.
- **Maintenance:** Over budget by \$935.50; Maintenance & Repair – pest control by \$405 for the termite contract & treatment; Lighting – purchase of LED bulbs for homeowner lights; Janitorial service over by \$80 for purchase of trash bags and toilet tissue; Pool repair over by \$97.50 as he had to drain and refill the spa.
- **Utilities** – We are over budget in water and electricity by \$390.
- Our overall expenses ran over budget by \$1,146.75; However, with \$5,100 extra income, our net operating income was positive by \$6,337.44.

**B: CD Renewal – The CD of \$27,497.57 matures on 4.17.2018.**

Ray assessed the financial needs for the year and recommended renewing the current CD for 15 months at Mutual of Omaha and adding \$12,000 from our reserve account totaling \$39,497.57.

**A motion was made to renew the current CD with additional funds added (Soule/T. Davis). Motion passes.**

**V. Reports**

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

In Escrow

Escrow Date: 3/30/2018-5/16/2018

New Owner	Unit Address 1	Lot #	Previous Owner	Escrow Date
Judy Velasco	4069 E Via Del Buho		Adam Marrs Ekamper	03/30/2018
Thomas Rallis	5933 N Via Del Chiquiri		Katherine Hine Sementille	04/20/2018
Stephen & Susan Eggen	4060 E Via Del Buho		Jim & Beverly Wolf	05/2/2018

- Lot 112 approved by La Paloma DRC. The owners have received their letter and they will begin the final stages of the updates soon.

**Pool Area:**

- Ian Davey from Davey’s Pool Service will throw out spa cover as it only lasts 6 months and Ian said it is not necessary to cover the spa in the warmer months.
- Torn umbrella has been replaced with 2 news umbrellas purchased late last year.

**Landscaping:**

- 3R Tucson Landscaping treated the community with Pre-emergent the week of March 27<sup>th</sup>. Today (April 10) is 3R Tucson Landscaping's last service day.
- Southwest Grounds will provide service on the same day (Tuesday) beginning next week, April 17<sup>th</sup>

## **VI. Old Business**

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### **A: Outdoor Furniture**

- Samples of the bar stool and the cost for four was reviewed by the Board. There is \$2,705 in the budget for pool furniture. The Tropitone Elance ES Span armless bar chair is a good match and updated look for a cost of \$1,111.00 (not including shipping). The lead time for any of the chairs is 4 weeks once the order has been placed. A premium color is \$8 more a chair. Chairs are 28 inch high. Cassandra Meynard suggested desert colors rather than white or lighter colors. The Board agreed. Donna will get some samples.

**A motion was made to approve the purchase of four (item #461126) Elance bar stools (T. Davis/J. Davis). Motion passes.**

### **B: Asphalt Project:**

- We have the asphalt crack filling and sealing scheduled for April 30 – May 1st. Donna will be sending out notice to the community. Work will be done in 3 stages. Residents need to park in an area not being worked on beginning at 7 a.m.
- A color coded map indicating progression of work schedule was presented and will be included in the community email

### **C: April 15 – Start date for Southwest Grounds**

- Southwest Grounds will begin grounds work the week of April 15 and come on Tuesdays.

### **D: Clean up – Common area update**

- Southwest Grounds began their common area clean-up on Monday, April 2.

## **VII. New Business**

### **A: Proposal for an updated Landscape Design for our Common Area:**

- Jeff Van Maren of AAA Landscape presented a new landscape plan to the Board, outlining which trees and plants he would remove and suggestions for their replacements. All of the plants he recommended would be low water maintenance. He also brought samples of rocks and suggested the golden stones would go well in that area.
- He left presentation booklets with the Board and Management and said prices would be forthcoming this week.

**B: Jonathan Mitchell**, new owner of 4074 E Via del la Tangara is willing to serve on the Board when Jim Wolf steps down. That gives the Board representation from the "other side" of the community.

**C: Replacement of Light Fixtures**

- Terry Davis raised the question of new light fixtures **on the homes and** whether a uniform look is desired. Ray Soule suggested a Southwest look. Terry proposed residents have options to pick from. Donna will get some options from **Dave Rishor of LiteSync** and a plan will be introduced to residents in the fall.

**VIII. Next Meeting:**

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**Tuesday, May 8<sup>th</sup> at 4:00 pm.** - Last meeting before summer break!  
All owners are welcome and invited to attend.

**IX. Adjournment**

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**There being no further items of business, a motion was made and seconded (T. Davis/J. Davis) to adjourn the meeting. Motion passes. The meeting ended at 5:58 p.m.**

<b>Las Palomitas Board Members</b>	<b>Phone</b>	<b>Email</b>
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