

Las Palomitas Homeowners Association

Annual Meeting Minutes

January 29, 2014

The Annual Meeting of the Las Palomitas Homeowners Association was held on January 29, 2014 at 7:00 p.m. at Catalina Foothills High School, 6866 E Sunrise Dr. Board members present were Terry Davis, Gloria DeVore, Bill Falsgraf, Ray Soule and Larry Westberg. Representing Lewis Management Resources (LMR) was Kolleen Weber.

Call meeting to order

The meeting was called to order at 7:00 p.m.

Determination of Quorum

- Quorum was attained with 43 Homeowners represented in person and by absentee ballot.

Introduction

- Each Board member was introduced to those present.
- Kolleen Weber attended as a representative from LMR.

Committee Reports

Financial

- The December 31, 2013 financials were reviewed with those present.
- Budget variances were reviewed.
- Delinquencies were discussed.
- There is \$75,000.00 in the Reserve Account.
- The Association pays \$6,500 to the Master Association

Election of Directors / Voting

A motion was made to nominate Monica Manning as a candidate for the Board to be appointed at the next Board meeting was made, seconded and passed with a unanimous vote.

Terry Davis, Bill Falsgraf, Larry Westberg, Gloria DeVore and Ray Soule were listed on the ballot as candidates.

Terry Davis, Bill Falsgraf, Larry Westberg, Gloria DeVore and Ray Soule were elected by acclamation

Community Update

- Road maintenance and pool repairs are two major Association issues that have been addressed.
- The irrigation replacement is still outstanding.
- The road contractor was out to remedy some of the low spots that have pooling water.
- The pool Ramada counters were not removed due to plumbing and electrical issues.
- The replacement Reserve should be replenished to the point where the irrigation can be replaced by the end of 2015. The Board decided not to borrow money to have the irrigation repair sooner so the HOA would not have an outstanding debt. The anticipated cost is \$100,000.00. The Board will explore grant programs to offset the costs.
- The Board is happy with the landscaper's performance.
- The Board continues to address issues with parking and trash container violations.

- The Board discussed whether to continue to heat the pool. The anticipated cost is \$1,800.00 per month to heat the pool. The pool is currently being heated since the weather has been warm but will be turned off if the weather becomes cooler. The Board will continue to monitor the weather and turn the heat off in cold weather.
- Ray Soule was thanked for providing cookies for the meeting.

Questions & Answers

- A Homeowner recommended posting a sign on the pool gate when the pool is heated.
- A Homeowner advised that people from outside the community are using the pool.

The Board is obtaining quotes to keep non-members from getting into the pool area.

- A Homeowner reported the pool gate is not closing on its own.

Ms. Weber was requested to have the pool gate inspected and repaired.

- A Homeowner advised the summer projects have not been completed in a timely manner. She requested that projects be scheduled when the Board members are in residence.

The Board will take the request into consideration. There are not major projects planned this year. The logic of the planning was to inconvenience as few Homeowners as possible. The projects this past year were delayed due to weather and additional work that needed to be completed.

- A Homeowner wanted to know the pool rails will be covered.

The pool rails have a powder coating to keep them as cool as possible.

- A Homeowner wanted to know why the tree inside the gate area was removed.

The Tree was removed when it became a safety issue.

- A Homeowner wanted to know if the light in the pool is working.

There is an electrical issue with the pool light that will be addressed by an electrician.

- A Homeowner expressed concern about trees dripping and causing stains on the driveway and walls.

The landscapers recommended using burlap that would stop it from dripping for a period.

- A Homeowner advised she has enjoyed all the improvements made at the pool.
- A Homeowner wanted to know if the Board would consider updating the lighting at the entrance and in the pool area. She recommended something with wrought iron.

The Board will look at other types of light fixtures.

- A Homeowner recommended painting the entrance walls the same color used by Ridge 4.
- A Homeowner recommended improvements to the landscaping at the Via del Vireo sign.

Announce Election of Directors/Voting

- The 2013 Annual Meeting minutes were approved by ballot.

Adjournment

With no further business to discuss, a motion to adjourn at 8:00 p.m. was made, seconded and passed with a unanimous vote.

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