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**Las Palomitas Homeowners Association**  
**Board Meeting Minutes**  
**Tuesday, May 13, 2025 at 4:00 PM**  
Zoom Virtual Meeting

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<i>Board: Present</i>		<i>Staff:</i>	
X	Jennifer Zehr, President	X	Sarah Kiernan, Managing Agent
X	Hans Klaudt, Vice-President		
X	Lynn LaCanse, Secretary/Treasurer		Independent Contractor
X	Helen Steinman, Member at Large	X	Joan Groom, Meeting Minutes
	<b>Owners Present</b>		
X	Linda Head	X	Richard Mills
X	Virginia LaCanse	X	Stephanie Kirz
X	Kirk Wohlers	X	Judith Noiseux
X	Stephen Woodford		

**I. Call to Order**

The meeting was called to order at 4:00 PM. after establishing a quorum.

**II. Minutes Approval**

**A motion was made and seconded (Steinman/LaCanse) to approve the April 8, 2025 Board Meeting Minutes as presented. Motion passed.**

**III. Financial Report (Sarah Kiernan)**

**April 2025 Financials**

Operating Account	\$ 87,972.62
Reserve Account	\$335,991.33
<b>Total Assets</b>	<b>\$423,963.95</b>

**Total Expenses:** Under budget in April by \$8,037.60 due to Rural Metro being off schedule in the budget; it gets paid in February and November.

**Transfer:** Our monthly transfer is \$4,892.16.

**CDs and CDARS Accounts**

Due to the instability of the market, we are no longer able to schedule CD renewals more than a week before maturity, which leaves little time for Board review and discussion. I would like Board permission to work directly with the Treasurer and our new account manager, Kristina Knickerson, to review the current rates via email and phone call and move forward at the discretion of the Treasurer. Because of market instability, we are doing a full CD audit to determine the best way to move forward.

**A motion was made and seconded (LaCanse/Steinman) to approve Sarah's request to have the Pinehurst Account, Kristina Knickerson, the HOA Treasurer, Lynn LaCanse, and Sarah discuss via email/phone a week prior to CDs maturing, the best decision for renewal. Motion passed.**

## **IV. Reports**

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### **A. Landscape Report – *Sarah for Linda Head***

#### **Activities in Progress:**

- The Landscape Committee has been asked by Sarah to prepare a list and schedule of all landscape work needed on a yearly basis such as pre-emergent, etc. The committee is working on that schedule and will forward it to Sarah for review.
- A bid was received today from Drip Doctor for the repair work needed along Via Palomita from our entrance to the Main Gate - \$325 to rebury remitters. This will include making sure the main line and all emitters are buried. This has become necessary in part because of the slope of the area and subsequent erosion. Sarah will probably receive that bid this week.

#### **Activities Completed:**

- Additional irrigation emitters have now been added to the Las Palomitas main entrance to water all vegetation there. All of the agaves and other plants in the area are much healthier and look much better. I think we were able to save most of what was there. One large agave on the north side of the entrance died and was removed. We will look at replacing it with something in the near future.

#### **Recommendations:**

- Common area behind the pool cleaned two years ago has begun see volunteer invasive vegetation trying to grow back. It is recommended that we remove all of this invasive vegetation again and treat with plant killer. It may take a couple of treatments to totally knock that vegetation out. This vegetation includes rhus lancea, oleander, and buffleggrass.

**A motion was made and seconded (LaCanse/Klaudt) to approve Drip Doctor reburying the emitters for \$325. Motion passed.**

### **B. Paint Committee (J. Zehr, J Noiseux, D Robin)**

- Jennifer reported the committee did a paint walk with 5 or 6 painters and hopes to have bids by the end of May and hire a painter over the summer, who will review each house regarding what needs to be done and removing vegetation.
- The Master Association Design Guideline Committee rejected two of the colors approved last month because of their light reflection value. They are meeting next week and will look at a couple of previously approved colors as well. Judith reported a new regulation from the County went into effect May 1<sup>st</sup> and she is doubtful the previously acceptable colors would be acceptable now.
- Sarah will send to the community the pallet that has been submitted to the Master Association.
- Jennifer said we aspire to have a recommendation for a paint company at the July meeting. All bids, which are to be received by May 27<sup>th</sup>, will be submitted

to the Paint Committee and Board Members. Sarah estimates LPAL would need to make a decision on the paint company within 45 days of receiving the bids.

**C. Management Report – Sarah Kiernan**

In Escrow

3/1/2025 to 5/5/2025

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Michael Donoghue	4028 E Via Del Vireo	161	Joh Munic	4.15/2025	
James Townsend Sr & Diane Townsend	3958 E Via Del Verdemar	124	Terry Davis	5/5/2025	

**Website**

Many areas of the Las Palomitas website need to be updated with some corrections. I'm actively working to clean the website and update it with appropriate documents. I will let the Board and community know once it is completed.

**V. Old Business**

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None

**VI. New Business**

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**A. Board Member Appointment**

- Jennifer reported Kirk Wohlers and Stephanie Kirz names have been put forward to fill the Board position vacated by Terry Davis. Jennifer would like to approve Kirk for the Board now and asked Stephanie to run for the Board next year when Jennifer hopes to expand the number of Board members. Stephanie agreed.

**A motion was made and seconded (Klaudt/LaCanse) to appoint Kirk Wohlers as new Board Member. Motion passed.**

**B. Trees in the Community**

- Lynn commented that the trees have not been trimmed properly and would like to hire an arborist to make recommendations for the tree trimmers to follow.
- Jennifer remarked that the insurance company had strongly recommended cutting back some trees. She added that we will need to be removing some trees and plant new trees that grow quickly prior to the old trees coming down. How to do that is an unknown at the moment.

- Hans is concerned that climate change is affecting the trees and doesn't think trees are trimmed ideally. We need opinions on which trees are best to survive for the next 25 trees.
- Sarah reported a couple of years ago there was a huge storm that affected some trees; then we had irrigation problems that took a long time to get repaired; then the insurance company required extensive trimming. We have a lot of high-risk trees in the community. She is in favor of getting an arborist's opinion. Sarah will research some arborists to present to the Board. She suggested the arborist also go over the plant list.

#### **VII. Homeowner Forum**

- Virginia suggested looking at the Master Association paint pallet colors.
- Stephen would like to submit a light gray paint, which Jennifer said might be able to be added if compatible with the rest of the pallet.
- Jennifer asked how moving the homeowner forum to the end of the meeting worked and the Board agreed it was better.

#### **VIII. Next Meeting**

**July 15, 2025 at 4 PM via Zoom (tentative)**

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#### **IX. Adjournment**

**There being no further business, a motion was made and seconded (Klaudt/Steinman) to adjourn the meeting at 4:42 PM.**

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