

# **Approved**

## **Las Palomitas Homeowners Association**

Board of Directors Meeting

July 21, 2014

Present: Bill Falsgraf (via phone), Ray Soule (via phone), Terry Davis (via phone), Gloria DeVore, Monica Manning (via phone) and Larry Westberg (via phone). Also present were Kolleen Weber and Mandi Bates with Lewis Management Resources, Inc.

Absent: All Present

### **Call to Order**

The regular Board meeting of Las Palomitas was called to order at 3:06 p.m.

### **Homeowner Concerns**

- No Discussion

### **Hearings**

- No Hearings

### **Approval of Minutes**

**A motion to approve the April 21, 2014 Board Meeting minutes as amended, was made by William Falsgraf, seconded by Terry Davis and passed with a unanimous vote.**

### **Financial Report**

- The May 31, 2014 financials were reviewed with those present.
- The accounting changes delayed the June 30, 2014 financials from being produced. The Board expressed concern with the financials not being provided in a timely manner. The Board stated that the financials were never on time.
- Budget variances were reviewed.
- Delinquencies were discussed.
- The Board discussed the increased water usage due to irrigation leaks.

**Ms. Bates was requested to review the water invoices to determine the location of the leaks.**

- The Brown Law Group verified that the lien was filed on the correct property. The wrong property address was listed on the report. The information was sent to the correct address.

**A motion to approve the May 31, 2014 financials was made by Ray Soule, seconded by Monica Manning and passed with a unanimous vote.**

**Ms. Bates was requested to issue an email to the Board members when follow-up items are completed.**

## **Committee Reports**

### ARC

- No Report

### Landscaping

- No Report

## **Management Report**

- A written report was included in the Board packet.
- The “Please Slow Down” signs were posted on each side of Lot 136.
- A bid to replace the irrigation was obtained and provided for review.  
**Ms. Bates was requested to obtain more detail for the submitted bid. She was also requested to obtain additional bids.**
- A Homeowner reported the pool water level is dropping. LMR Field Services investigated and did not find any issues.  
**Ms. Bates will contact the LMR Field Services supervisor regarding this issue.**
- The Board discussed contacting Classic Pools regarding the pool plaster that is chipping away.  
**Ms. Bates was requested to contact Classic Pools to investigate the plaster. She will meet with the contractor.**
- The Board discussed concerns with the pool technician being at the pool on Monday, Wednesday and Friday.  
**Ms. Bates was requested to contact the supervisor to review the schedule. She was also requested to obtain bids for the pool maintenance contract.**

### Violation Report

- A violation report was included in the Board packet for review.
- The Board previously discussed including the plants, planters and statuary on walls as part of the violations inspection.  
**Ms. Bates was requested to verify that the plants, planters and statuary on walls was added to the inspectors violation list.**

## **Unfinished Business**

### Master Association DRC Representative

- The Association Attorney was contacted to provide clarification on the appointing authority.
  - The Association Attorney advised the Sub-Association could request a person to be appointed to the Master Association DRC.
  - The Master Association DRC can make an appointment without going through the Sub-Association.  
**A motion to recommend that Pat Erickson be appointed to the Master Association DRC was made by Monica Manning, seconded by Ray Soule and passed with a unanimous vote.**
- Ms. Bates was requested to draft a letter to the Master Association regarding the recommendation to appoint Pat Erickson to the Master Association DRC.**

### Pool Wall Deterrent Proposal

- Biff Baker Fencing was contacted to provide a bid to extend the fence at the pool area.
- They propose the installation of an eight foot high fence from the ramada straight to the Homeowners backyard wall.
- The proposal and drawing will be forwarded to the Board for review.

### Website

- The Board discussed concerns with the website being dysfunctional.
  - The email notifications do not provide information on what was changed.
  - The website is not acceptable for iPads or iPhones.
  - Associa needs to improve their website template.
- Ms. Bates was requested to continue to work with the IT Department to resolve the I-pad and I-phone issues.**

### **New Business**

#### As Brought Forth

- Heavy equipment came into the west gate area and damaged the street while making a left turn into the school.
- Ms. Bates was requested to contact Pierre to obtain an update on the school lawsuit.**
- Larry Westberg advised the sale of his property is set for next week. He advised he will no longer be eligible to serve on the Board. The Board thanked Mr. Westberg for his hard work and dedication.

### **Next Meeting**

- September 15, 2014 – Board Meeting

### **Adjournment**

**With no further business to discuss, a motion to adjourn the meeting at 4:12 p.m. was made by Ray Soule, seconded by Monica Manning and passed unanimously.**