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# Las Palomitas Homeowners Association

## Board Meeting Minutes

**Tuesday, September 24, 2019 at 4 PM**

Catalina Foothills Church, 2150 E. Orange Grove Rd, 405-7

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### ***Board: Present***

- X Terry Davis**, President
- X Jim Davis**, Vice-President
- X Willam Falsgraf**, Member at Large

### ***Staff:***

- X Donna Wood**, Managing Agent
- X Joan Groom**, Meeting Minutes

### **Owners Present**

- X Karen Kirwood, Lot 150
- X Mary Fjelstad
- X Sarah Frieden

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## **I. Call to Order**

The meeting was to order at 4:00 p.m. after establishing a quorum with 2 members present and one participating via conference call.

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## **II. Homeowner Input**

- Karen Kirwood complained about renters parking cars by her house instead of in the garage. Donna responded that another owner sent an email with the license plate numbers and we have contacted the owner to instruct their tenants they must park in the garage. A community email will go out reminding residents of the rules.
- Sarah Frieden complained about cars parked in a driveway that prevented her from seeing around the corner. She also complained about workers parking too close to the corner, making it difficult to see oncoming cars. Donna asked her to take photos so she can communicate with the owners.
- Mary Fjeldstad spoke about the clearance behind her property and is looking forward to it getting trimmed back this winter.

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## **III. Minutes Approval**

**A motion was made and seconded (T. Davis/J. Davis) to approve the May 21, 2019 Board Meeting Minutes as presented. Motion passed.**

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## **IV. Financial Report (*Donna Wood*)**

### August Financials

Current Assets	\$ 63,501.97
Reserve Assets	\$ 194,017.75
<b>TOTAL ASSETS</b>	<b>\$257,519.72</b>

- **Income:** We are about \$5,000 behind on dues income and will address in the Executive Session.
- **Title Transfer Income:** We have received \$1,000 YTD from homes being sold in Las Palomitas, translating to 10 homes being sold since January.

- **Administrative Expenses:** We are slightly under budget by \$199. YTD we are running over budget due to the increase in the Master Association dues after we had already established our budget.
- **Maintenance** and repairs are running over budget by about \$53 mainly due to pool supplies.
- **Utilities:** We are running over budget TYD by \$2452.16. Water/sewer has really gotten us (especially in August when it more than doubled). Our irrigation leaks seem to have been excessive this summer.
- **Reserve Expenses:** In July we spent \$4,450 for rip-rap at the island at Tangara and where there was erosion across the street. Donna did a walk through last Friday with landscaper because the rip-rap was not the same style as La Paloma and therefore unacceptable. Landscapers will change to match La Paloma style.
- **Transfer:** Monthly transfer to Reserves at \$6,600.
- Financials are very strong. We spent \$17,000 on tree trimming last spring.

## VI. Reports

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

#### In Escrow

Escrow Date: 5/1/2018-5/16/2018

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
Barbara "Ann" Evanson	5918 N Via Del Chiquiri	195	Scott and Janet McDonald	7/8/2019	6/26/2019
Brendon P. and Michelle M. McGraw	4044 Earth Via Del Vireo	140	Wyman La Paloma LLC	6/18/2019	6/10/2019
Cristin A. Chapdelaine	Tangara	132	Bosler	7/3/2019	6/20/2019
Sylvia K. Neal	4069 Earth via Del Vireo	144	Michdon Properties LLC	7/29/2019	7/22/2019

### Pool Area

As stated in May report, we had to have new conduit lines to run the electrical at the Gazebo as the underground wire went bad. This was approved by the Board in April at a cost of \$1,492. We had the conduit line running around the back of the pool perimeter wall painted to match at \$275.

This summer we replaced the skimmer baskets due to age as well as the rope for the pool life ring.

In August we repaired the pool gate (not closing properly). We replaced the shower cartridge and installed a new shower handle. I have received one complaint it is a little harder to turn, but should get broken in over the next 30 days.

This July the sand in the filtration system needed to be changed and we replaced the sand with a glass media (at \$400 versus \$187) that should not ever have to be changed. It should increase the efficiency of the water filtration.

### **Landscaping:**

**Irrigation** – It has been an interesting cycle for our irrigation. We have had several irrigation issues: from line breaks, to animals chewing off emitter ends, etc. As stated in the community email on September 12, we had two leaks, one from a ¾ poly line and the other from a 1 ½" main irrigation line that appeared to be split from the roots of the Texas Rangers. *Chiquiri issues are due to breaks under driveway sections. The only way to resolve is to rip up driveway and reinstall.*

**Rip-Rap** – We had rip-rap installed at the island on Tangara in August as well. I will be meeting with Brandon this Friday, September 20, since (from my perspective) the style of rip-rap does not conform to other rip-rap in La Paloma. (See Reserve Expense section above.)

We will also be reviewing the following:

- Looking at clearance behind homes along Vireo (Mary Fjelstad wants a 10 ft clearance and is currently about 6 ft.).
- Inspect follow-up work on the removal of a fallen cactus behind her home.
- Fire hydrants should all have a 3 ft clearance around them.

### **Fire Marshall Inspection**

On August 30, I met with Kurt Oberdries, Fire Marshall for Pima County. Mary Fjelstad wanted them to come out since she thought the area behind her home (which is common area) is a fire danger. Kurt and I met with Mary and he concluded there is NO fire danger with the vegetation growing behind her home. In our conversation with Mary, he stated if you did a major trimming of the undergrowth, down to the wash, it would disturb the habitat for a lot of wildlife that roams freely through the area.

His report is attached. Once the fire hydrants are cleared, I am to call him back for a re-inspection.

### **Storm Damage**

A storm on Saturday, August 10, caused damage to a patio cover on Lot 125. There is a \$5,000 deductible for the Association insurance. We scheduled the adjustor with Western AAC to assess the damage and Tim confirmed the damage did not meet the deductible threshold. Owner is proceeding with having it repaired.

### **Master Association**

I have attached the notice we received from the LPPOA regarding the update in the assessment billing cycle. *Payment is now due by 10<sup>th</sup> of month.*

## **VII. Old Business**

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### **A. Irrigation Leaks**

- Frank Webster, who walks the community regularly, will be calling Donna and sending her photos when he sees irrigation leaks.

## **VIII. New Business**

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### **A. Winter Cleanup of Common Areas**

- We will have a cleanup proposal in the fall to put into the budget. Reserves should cover the cost.

## **IX. Next Meeting**

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**Tuesday, October 22<sup>nd</sup> at 4:00 P.M.**

### **2020 Budget Meeting**

All owners are welcome and invited to attend.

## **X. Adjournment**

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**There being no further business, the meeting adjourned at 4:25 PM.**

<b>Las Palomitas Board Members</b>	<b>Phone</b>	<b>Email</b>
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Jim Davis, Vice President	520-306-7180	<a href="mailto:Jdaz4201@yahoo.com">Jdaz4201@yahoo.com</a>
Bill Falsgraf, Member at Large	216-598-3525	<a href="mailto:wwfalsgraf@gmail.com">wwfalsgraf@gmail.com</a>
Donna Wood, CMCA, AMS	520-298-2146	<a href="mailto:donna@pinehurstproperties.net">donna@pinehurstproperties.net</a>