

Catalina Pueblo Association  
Board of Directors Meeting: April 11, 2016  
2453 E. Avenida de Posada

Present:

Board Members: Jean Paine, Carol Sinclair, Bill Strang, Connie Church

Not Available:

Scott Marsh, John Trang, Doug Airulla

The meeting was called to order at 5:30.

Carol moved to approve the minutes from the March 14, 2016 board meeting. Bill seconded the motion, the vote was unanimous.

Bill moved to approve the minutes from the March 28, 2016 board meeting. Carol seconded the motion, the vote was unanimous.

Carol Sinclair, Vice President

The owner of the rental at 6322 N. Calle de Adelita responded to the letter sent by Carol and Jean about rental non-compliance (see discussion March 14 minutes). The owner stated that she had different groups of family friends staying in the house. This is contrary to information received by two different groups staying in the house this winter. Carol will contact her again to inform her that this dwelling will no longer be considered a grandfathered rental property if any future infraction, of any kind, occurs. Carol will again review the information that must be furnished to the board prior to leasing a dwelling; namely: a) term of lease (including beginning and ending dates of tenancy), b) names and contact information for adult tenants, and c) description of tenant's vehicle(s) and license plate number(s).

Doug Airulla, Treasurer

The board reviewed March financials. Spending is in line with the budget and 2016 Title Transfer Fees may be \$400 ahead of budgeted amount if both homes currently under contract close next month.

Connie Church, Secretary

No report.

John Trang, Pools

In John's absence, Jean reported that she has been working with Lee Strang and Marti Greason to choose decking and accent tiles. Rob from Cimieron Construction Company has met with them several times and provided samples. By the end of this month, he will give them a firm price on chosen

decking and tiles and a cost to expand the decking to cover dirt cutouts. Final decisions will be made at that point and work will begin June 1.

Bill Strang, Member at Large  
No report.

Scott Marsh, Landscape/Architecture Chair  
Scott was unable to attend this meeting but provided the board with a written report to be presented by Connie.

The owners that were notified of non-compliant situations identified during the March "Spring Review" have responded favorably and will bring their properties into compliance as requested. Scott will report when work is complete.

Prior to the board meeting, the board viewed the property at 2545 E. Avenida de Maria to ensure complete understanding of the request. That request to replace the existing sidewalk with brick pavers, erect two 2' (square) x 4' (high) entry columns and attach a wrought iron gate was discussed at the meeting. Carol moved to approve as requested; Bill seconded the motion, the vote was unanimous.

The request from owners of 2546 E. Avenida de Maria to plant 2 or 3 Palo Verdes on their west slope was discussed. Bill moved that the request be approved with the following stipulations:

1. Both neighbors that may be impacted are shown the exact location of the plantings and they agree in writing that the trees will not hinder their views.
2. The project will be completed within 6 months as required by CPA governing documents.

Carol seconded the motion. The vote was unanimous.

#### New Business:

As Lease Implementation Committee Chair, Connie reported that the dwelling located at 6215 Calle de Adelita is under contract. When the property closes, it will lose its Grandfathered Leasable status and the number of rentable properties will fall below the 10% allowed by Article 9.3.5 of the CC&Rs. If this occurs in time for the May newsletter, we will use it to notify the community that the application process will begin. If closing happens after the May newsletter, Connie will send notification via email and USPS to folks without email.

Connie reported that she is loaning her home (2568 E. Cerrada Caballo) to Jeannie and Eric Wager from April 19 until the remodel on their Calle de Adelita home is complete.

The next board meeting will be in October or early November. Until then, board business will be conducted via email.

There was no further business. Connie moved to adjourn the meeting at 6:00. The vote was unanimous.