

Catalina Pueblo Association
Board of Directors Meeting: March 14, 2016
2565 E. Avenida de Maria

Present:

Board Members: Jean Paine, Scott Marsh, John Trang, Doug Airulla,
Carol Sinclair, Bill Strang, Connie Church

The meeting was called to order at 5:30.

John moved to approve the minutes from the February 2016 board meeting. Scott seconded the motion, the vote was unanimous.

Carol Sinclair, Vice President

The owner of the rental at 6322 N. Calle de Adelita, still has not submitted renter information as requested by CPA, permitted by Arizona law and sited in CPA Rule 10.2. It was reported that the family renting this winter told board members that they were renting for 2 months as they did last year. A subsequent renter talked to a board member and a Rental Committee member and told them they were renting for 1 month, but asked that that information be kept confidential because they were told that there were rules in place that prohibited such short rentals. Carol and Jean will write a letter to the owner citing "Rule 10. Rental of Dwelling Units", "CCR 9.3 Leases" and the 1st Amendment. After discussion, it was decided that since non-compliance has been an on-going problem with at this property, the owner shall be warned that another infraction will result in loss of rental privileges. If this happens, the property will no longer be considered a grandfathered rental property and a rental slot will open for a different property owner to assume rental privileges.

Doug Airulla, Treasurer

Doug reviewed the February 2016 financials. He reported that as of the date of this board meeting all dues have been paid with the exception of one property, which is in the hands of HUD. Those dues will be paid along with the portion of 2015 dues still uncollected when the house is finally sold.

Doug reported that there are now 4 properties for sale. Three properties have sold in 2016. We have received 2 transfer fees with another transfer fee on the way. It appears we are in the position to exceed our budgeted 4 transfer fees this year.

Connie Church, Secretary

Connie reported that Frank Bangs researched Arizona law regarding formally recording Bylaw changes and reported that the state only requires the recording of CCR changes. The Bylaw changes that were voted in at the 2016 Annual Meeting have been posted on the website.

As Chair of the Rental Implementation committee, Connie reviewed the procedure adopted for announcing a vacancy and awarding the privilege of becoming an approved rental property. The list of rentable properties now stands at 11, the maximum number allowed by the 1st Amendment. When one of those is sold or transfers title in any other way, a rental slot will be available to CPA owners who wish to apply.

John Trang, Pools

The Adelita Rehab Committee, John, Lee Strang, Marti Greason and Jean Paine, have met with representatives from both Omni Pools and Cimarron. They have visited both companies' commercial pool installations. In addition, the committee has met with owners who have mobility issues to gain feedback on safety issues and handrails.

John moved to award Omni Pools the Adelita Rehabilitation contract pending positive in-depth due diligence of the company. Scott seconded, the vote was unanimous. The proposed start date of the project is May 1st and Caballo and Minera will be turned on to provide pool service while Adelita is down.

Bill Strang, Member at Large

LIGHTING –

Arizona Commercial Lighting and Supply

Azcommerciallighting.com is good source for information

Al Lopez 520/322-9580

Lamppost bulbs

Visited on 2/29 Arizona Commercial Lighting & Supply and inquired about LED lamp replacement for current 60 Watt Amber lamp currently being used. Recommended TCP-LED5E26B1127K 40 Watt Replacement. Rated Life 25,000 Hours. Not available at this time in Amber. Single unit cost was \$17.13. LED lamp currently being tested in Jean Paine's lamppost.

Lamppost repairs

Bill contacted two electricians recommended by AZ C L &S,

J & J Sign and Electric, Joe Cadello, Owner

3746 E 32nd St., Tucson, 85713

Tel. 520-312-3948

Currently completing installation of lampposts and house numbers on new HOA.

NRB Electric, Nolan Bupp, Owner

Tel. 520-208-9089

Did electrical work on three of La Encantada shops.

Visited CPA 3/11, we walked from Caballo up to Campbell inspecting lampposts and CPA sign light. He confirmed below report from ABCO Solar.

Solar Energy for CPA sign on corner of Campbell & Pueblo
Contacted ABCO Solar arranged for technician to check site and then followed up with meeting with Charlie O'Dowd, Pres. At their office 2100 N Wilmot, Ste. 211. He advised apologetically, that with current technology using solar panels and power for LED lamp, would require two panels, racking, pole, base, two batteries in steel box buried, wiring in conduit buried 18" and control box. Approximate cost, +/- \$3,500. He was experienced in HOA's not wanting to make such an expenditure. Alternative is small plastic solar lamps, which are stuck in the ground, susceptible to damage and being stolen. They range in price from \$50 - \$350 for our application.

WATER SALVAGING –

In checking roofs at pools they do not have gutters or down spouts, also roofs are not large.

CPA homes that he checked do not have down spouts on house only on porticos.

In research on subject, you have to keep gutters and opening on down spout clear of debris, or you lose drainage.

Scott Marsh, Landscape/Architecture Chair

Scott, Marti Greason and Jeff Soder did a "Spring Review" of a section of the Pueblo to identify problems with paths, washes, individual mailboxes and light posts and he will notify property owners of any non-compliant situations. He will continue to work section by section with his subcommittee instead of turning the task over to the board/LA committee for a mass "inspection" as previously discussed.

He is receiving feedback from his query in the March newsletter for input on the Minera project. He will continue to gather and report to the board next month on community consensus.

A complaint was received about a non-approved color being used in the front courtyard at 2545 Maria. After lengthy discussion about strict adherence to the governing documents verses case-by-case variances, it was agreed that putting boards in the position of making subjective decisions could become problematic. Further, it was agreed that some verbiage in the Rules should be tightened up in order to avoid ambiguity and clarify definitions. The goal will be to make it easier for owners and boards to clearly understand guidelines so that all requests will be judged upon the guidelines set forth in our governing documents. Scott will review the Rules governing LA and make recommendations to be voted on at the next board meeting.

Connie moved to ask the owner of 2545 Maria to repaint the wall in the front courtyard an approved color according to Rule 2.2.2. Doug seconded the motion, the vote was unanimous.

New Business:

Doug reported the increased problem of dog walkers not picking up in the path behind. Jean asked that he try to identify the perpetrators and the board will contact them. In the meantime, Connie will make a sign to be posted in the path.

The next board meeting will be April 11 at Bill's.

There was no further business. John moved to adjourn the meeting at 7:20. The vote was unanimous.