

**Catalina Pueblo Association
Board Meeting
April 20, 2010**

The meeting was called to order by President Joe Thompson at 6.06 pm at the home of Joe Thompson.

Present: Joe Thompson, Marianne Van Zyll, Cherry Rosenberg, Jo Ann Marcus, Jay Book and Carol Sinclair. Absent: Steve Church.

Homeowner Present: Russ Carden

Presentations:

A presentation was made by Russ Carden regarding the wall extension to his patio. He wishes to add 2 feet in height to the existing wall at the northern border of his patio at 2551 E. Cerrada Adelita.

Action items:

Jo Ann moved that the proposal be accepted as presented to the Board. Seconded by Marianne. There were no dissenting votes.

Cherry moved that the minutes from the March meeting be accepted with revisions. Jay seconded, there were no dissenting votes.

Jo Ann moved that the Board job description guidelines be approved. Joe seconded there were no dissenting votes.

Carol moved that June LeClare Bucko repaint the interior signs within the community at a cost of \$775. Seconded by Cherry, there were no dissenting votes.

Cherry moved that the Board adopt the Communications Committee guidelines and welcome packet as amended. Joe seconded, there were no dissenting votes.

Joe moved that the bill for \$975 be paid from attorney, Mike Buttler for work pertaining to the 1st amendment and member issue. Seconded by Carol, there were no dissenting votes.

Jay moved that the bill for \$400 be paid from David Blair, facilitator, who has coordinated efforts with the county and architect to move this project forward. Joe seconded, there were no dissenting votes.

Old Business:

The finalization and distribution of the ballots will not occur until after the May 4th meeting.

The Lehman speeding has subsided. Joe checked with Michael Buttler if CPA would be liable if there was an accident and injury to a resident. The answer was no. No further action will be taken at this time.

New Business:

The concept of searchable minutes on the website was discussed. The Board thought this would be a wonderful tool for current and subsequent Boards to search minutes relating to issues or properties. Cherry will follow-up with Connie.

A review was made of the renters list – the list has been reduced by just one since the inception of the amendment.

Artificial turf has been laid at 2640 Pueblo in their courtyard – although not encouraged in our neighborhood no action will be taken.

Vice-President, Roads and Drainage:

Carol has been working diligently to obtain quotes for the chip and seal road resurfacing in the Pueblo.

The most favorable quote is with Bear contracting. Their bid came in at \$20,780. This quote is good until May 31st 2010. A lengthy discussion was held on the roads in our community and we agreed the following measures should be taken with Bear contracting:

1. View other chip and seal resurfacing projects completed by Bear.
2. Ask what the impact on our neighborhood would be, as far as closures.
3. What preparation is required by homeowners?
4. Liability relating to damage during work.

There will be a short meeting on May 4th to follow-up on these items.

Secretary's Report

The Board discussed the creation of a Communications Committee (CC) for which Connie Church will Chair. The CC will fall under the jurisdiction of the Secretary. The Board extended the utmost gratitude for the skills and precision which are always so flawlessly executed by Connie Church. The Board looks upon Connie's contributions as a gift and one that we will always be extremely grateful for.

COMMUNICATIONS COMMITTEE
Shall report to Secretary of the Board of Directors
Established by 2010 Board of Directors

Purpose:

To create, prepare, publish & distribute the Catalina Pueblo directory, newsletter, welcome packet and any other written material designed to keep our community abreast and informed of current events of interest, and to create, prepare and publish the website www.catalinapueblo.com.

To maintain an accurate email distribution list for both owners and renters.

Members:

A chairperson and working members who can effectively work together as a team bringing talents in the fields of art, photography, journalism, research and creative writing as well as technical IT skills, either independently or collectively.

To ensure continuity, the committee shall have artistic control over any document or electronic media they produce or publish.

The chairperson and/or committee will be available to and responsible for carrying out all duties outlined in this document whether or not he/she is in residence in Catalina Pueblo, including sending email announcements as requested by any board member or resident.

Newsletter guidelines:

1. Will be published on or around the 1st day of the month
2. Information to be included must be submitted to the editor, in writing (preferably via email), no later than the 25th of the preceding month
3. Electronic copies will be emailed
4. Printed copies will be distributed to Javelina Express for delivery

Directory guidelines:

1. A draft copy will be displayed at the annual meeting for attendees to proof and correct where appropriate
2. Information must be submitted to the committee by January 15
3. Will be published and distributed during the month of February.

Website guidelines:

1. Minutes will be uploaded after Board approval

“Welcome to Catalina Pueblo” booklet for new owners (if approved by the Board)

1. Will include the following: By-laws, Rules, CC&R’s and Amendments, HOA Criteria, Board Members Bios, Board Job Descriptions, current map, current directory,
2. All new owners will receive their booklet in a spiral notebook
3. A pool pass & pool keys will be included in all new owner notebooks
4. All current owners will receive a copy via email
5. Current owners who would like to receive a printed copy may purchase for \$10

Annual Meeting Documents:

1. The Communication Committee will assist the Secretary as requested

Treasurers Report:

The CD for \$43,424.36 expires 4/28/10 and will be moved into the checking account. Those funds are to be maintained in cash for future roads and Minera project, subject to ballot vote and approval by members.

All dues have been collected except 2 homes which are in foreclosure. A lien will be placed on those two properties at: 2433 E. Avenida de Posada and 2791 E. Avenida de Pueblo.

Pools Report:

- We have had another public infraction of the NO GLASS AT THE POOL rule. Since our on-going campaign of signs and pleas in the newsletter have not had the impact I had hoped, it may be time for the Board to consider putting in place formal repercussions. Since glass poses both a serious safety and financial risk, I’d like to propose the following:

1. \$100 fine for having glass at any pool

2. Full financial responsibility for draining, cleaning and refilling of pool if there is a broken glass mishap.

I hope that if we show the community that this is a very serious problem and infractions will carry serious consequences, residents will become more compliant.

Jo Ann reported to me that a resident complained to her “Board Sponsored” events always involved glass containers. I assume they were referring to Cinco de Mayo as it is the only board sponsored pool party I know of. Let’s make sure we don’t use glass tequila or mixer bottles and we are vigilant of pot luck containers.

I think the Board has a responsibility to set an example for the rest of the community.

- We are looking into doing new pool signs that are posted on the gates.
Inside: NO DIVING-Shallow Pool
Outside: Hours and NO GLASS CONTAINERS in pool area
- Jo Ann Marcus and I are working on the Minera project. As soon as we get the final OK from Pima County, we will finalize the plans and send them out for bid.

Since January 2010, we have worked with a facilitator, David Blair, who has coordinated efforts with the county and architect to move this project forward. Jo Ann and I had two architectural bids for this project. One was \$4,500 and the other was \$6,000. Mr. Blair provided us with a licensed architect for the total of \$920. Initially, Mr. Blair was going to bid for the construction of this job, but because it has taken so much longer than any of us anticipated to get through the maze at Pima County, Mr. Blair must drop the project without bidding it. For his 3+ months of work, he has asked only to be paid \$400 which is a pittance compared to what he has accomplished for us, please approve this payment.

Landscape and Architecture:

Adelita pots are completed and have received a resounding positive response from the community. \$2438 of the \$2500 has been spent to date on the project.

Jo Ann presented the architectural plans for the Minera project to the board. It was agreed that a site visit should occur May 4th 6pm for further discussion.

30 day compliance maintenance requests will be sent to the following members via certified mail:

2601 Posada – cleanup carport

2665 Pueblo - Ocotillo

2650 Maria - Mistletoe

6261 Adelita – dead cypress fire hazard (letter has already gone out – we will remove & bill homeowner)

Social Report:

The CPA Homeowner's Welcome Manual was presented and discussed. The Board gave supportive and appreciative remarks to all those involved for the creation of such a wonderful and well thought out distribution. The suggestion was made to include pool keys. Mariachis will play from 6-7pm at the Cinco de Mayo Party, May 2nd. The cost will be \$160. It was suggested to include a tip hat to off set some these costs. There will not be a grill this year due to lack of use at previous parties. The fun begins at 5.30pm. An e-mail will be sent to members 4/21 by Connie.

The meeting was temporally adjourned at 9.20 pm. On May 4th the committee will reconvene at the Minera Pool at 6pm.

The Board reconvened at 6pm May 4th at the Minera Pool.

Present: Joe Thompson, Cherry Rosenberg, Marianne Van Zyll, Jo Ann Marcus, Jay Book and Carol Sinclair

Carol made a motion seconded by Marianne that the Board presents a proposal to the community in the form of a ballot regarding the repair of our roads not to exceed \$25,000.

Jo Ann made a motion seconded by Joe that we submit a ballot to the community for the purpose of a bath/shower/dressing room, at the Minera Pool, not to exceed \$15,000.

The Board will write a letter to the Lehman's regarding excessive speeding in the neighborhood.

Joe moved to close the meeting at 7.05 pm. There were no dissenting votes. The next meeting will be held at the home of Jay Book, May 18th. This will be the last meeting prior to summer break.