

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



The meeting was called to order by President Joe Thompson at 6.00 pm at the home of JoAnn Marcus.

Present: Joe Thompson, Marianne Van Zyll, Cherry Rosenberg, Jo Ann Marcus, Jay Book.

Absent: Steve Church and Carol Sinclair.

Homeowners present: Amy Nehls and family, Rosemary and Adrian Pinto

Cherry moved that the minutes from the July meeting be accepted.

Motion passed 5/0

**Presentations:**

A presentation was made by the **Pinto's, of 2761 E. Avenida de Pueblo**, to add a patio enclosure, at the front of their home.

Work shall begin the beginning of October and should be completed by the end of the month.

Motion passed 5/0

The **Nehl's of 2640 Avenida de Pueblo** asked for the Board's consideration to house 3 dogs on their property.

Motion passed 5/0 subject to any other complaints.

**Michael Harris of 2791 E Avenida de Pueblo** asked for an exemption to rent. The request was denied. Joe will write a letter.

Motion to rent denied 5/0

**Frank Tentschert of 2601 E. Avenida de Posada** requested approval for a storage unit in his carport. It should be noted for the record that this storage unit was built without prior Board approval. The storage unit was approved subject to Frank's cars being kept off the roadway. The Board requests his second vehicle be parked either in the carport or in the driveway behind the first vehicle so as not to extend onto the street, as has now become the case.

Motion passed 5/0

**Giuseppe and Annamaria Biagini of 2660 E. Avenida de Pueblo** request enclosing the rear (south) patio and adding a staircase and railing to their roof deck over the east patio of their home.

Motion passed 5/0 subject to informing neighbor to the south.

**Action items:**

Jo Ann moved that the Transfer Fees increase to \$500 (from \$150), equal to one year of dues. This increase does not affect existing members' only new homeowners to the Pueblo. There will also be a statement fee of \$100, also only effecting new homeowners. The transfer fees charged are substantially below the area average.

Motion passed 5/0

**Old Business:**

- New light bulb transition has been effortless and positive.
- It was noted that a letter was sent to the Lehman's in January 2008 indicating speeding was a problem at that time. A subsequent letter was sent May 2010. There have been no speeding violations noticed.
- Minera Pool on hold until Steve Church, Pool Chair returns.
- Roads: Joe is in the very exploratory stages of cobblestone in our neighborhood. He has 2 meetings this week, Stewart Asphalt and Beyond Brick.

**New Business:**

- Discussion held on ratio of vehicles to covered parking.
- Discussion was held on open Board positions for 2011. Open positions will be President, Vice President, Secretary, Landscape/Architecture and Social Chair.
- Dog waste has been noticed by Lehman's dog.

Secretary Report: Cherry reminded Board members to get their reports to Connie before the 25<sup>th</sup> this month. Marianne showed the Board the beautiful Welcome Packet which Connie created.

Treasurer Report: The quarterly report to members will be posted in the October newsletter. Jay has received \$371.23 back from the lien which placed on the Anson property, for unpaid dues.

Architecture Report: JoAnn has sent a certified letter to Jill Atlas for clean-up to her property.

It has come to attention of the Board that there is a large proportion of landscaping and architecture violations are from rentals – there will be a column in the upcoming newsletter regarding this issue.

Social Report: Planning of the Halloween party is in progress – which is scheduled for October 23<sup>rd</sup>. A pumpkin carving contest will be a feature this year.

Meeting was adjourned 9.04pm

Next meeting will be held at the home of Carol Sinclair, October 19<sup>th</sup>.