

# Catalina Pueblo Association

## Board of Directors Meeting – April 12, 2011

### Members Present:

Allan Bogutz, Russ Carden, Traci Grabb, Jean Paine, Donn Poll and Connie Church

### Members Absent:

David Scott Allen

### Committee Members/Visitors Present:

Jo Ann Marcus, Gisele Nelson, Sandra Nelson-Winkler, Nancy Milburn

President Allan Bogutz called the meeting, held at 2552 E. Cerrada Adelita to order at 7:00 PM.

Donn moved, seconded by Jean, to approve the minutes of the March 8, 2011 Board of Directors meeting as written. The vote was unanimous.

In order to accommodate the homeowners present, the order of agenda items was rearranged.

### **Old Business**

#### **Rental Matters**

Gisele Nelson requested that the 1<sup>st</sup> Amendment to the CCR's be eliminated. President Bogutz reminded all present that the board had no authority to make any changes to the CCR's as they can be changed only by a majority vote of CPA property owners. The 1<sup>st</sup> Amendment was adopted because the vast majority of homeowners voted for it at the January 2008 Annual Meeting.

On the subject of the proposed Rules change the board is working on to clarify rental policies, Sandra Nelson-Winkler felt that grandfathered rental properties should not have to provide evidence of arrangements having been made for exterior maintenance and the owners should not be expected to pay the refundable \$100 per month deposit. Sandra further stated that the same deposit should apply to all seasonal owner/occupied properties and not just rentals. Jo Ann Marcus, who has preciously served as Landscape/Architecture Chair, said that in her two terms she had encountered no maintenance problems with seasonal owner/occupied properties. Sandra suggested that instead of a refundable deposit the board should place a lien on any property to recoup any out of pocket expense. General board consensus was that since we do not have a budget item for maintaining rental properties and we could incur legal expense associated with a lien to recoup our out of pocket expenses it would be preferable for the board to have the option of requiring a refundable deposit. Allan explained that the proposed rental policy is for new rentals and not those properties grandfathered.

Nancy Milburn suggested the "leasing may occur not more than once every five years" verbiage be changed to once every one, two or three years to allow owners to rent more often if they desire.

General discussion regarding the desire and advisability of this community becoming a rental community was held and different viewpoints were shared.

Allan will draft what is hoped to be the final version of the Rental Policy to be included in CPA Rules. When that version is voted upon by the board, David will update the Table of Contents and the updated Rules can be distributed.

### **Officer/Committee Reports:**

#### **Vice President, Russ Carden**

The first delivery of light bulbs have been received and Hal & Aldine have used all of them. Russ has ordered 132 more bulbs so replacements can be finished and so we will have back up stock.

#### **Treasurer, Traci Grabb**

Traci has filled out and mailed the federal and state taxes. She will file new report with Arizona Corporation Commission changing the statutory agent to President Allan Bogutz.

She also presented the March 2011 Budget Report (which is attached).

### **Pools Chair, Jean Paine**

Jean reports that all pools were turned on April 12. Hal Grieve and Terry Temple are checking to see that all mechanical units are working properly. There has been several switch or pump failures at Adelita. She is trying to identify the source of the problem. The termite damage at Caballo is being repaired as well as the dry rot and damaged post at Minera.

Jean praised her committee (Sherri Henderson, Marti Greason, Hal Grieve, Terry Temple and Jeff Mott) and is very happy to have them all on board.

### **Social/Membership Chair, David Scott Allen**

David researched the financial difference of continuing to rent tables and chairs for the two Adelita annual parties (Cinco de Mayo and Halloween) and found that, especially with the short-term sale at Costco on tables (\$49 less \$10 = \$39 each) that purchasing instead of renting would make fiscal sense as they would pay for themselves in just 1-1/2 years. He purchased 5 tables and found suitable storage at Caballo Pool.

### **Landscape/Architecture Chair, Donn Poll**

Trellises for the Tombstone Roses at Adelita were installed. A trench was completed to divert runoff water at Minera Pool. He reviewed the Larry Shades construction and landscaping project.

Donn handed out his proposed L/A form that would be completed by each homeowner requesting project approval. This form will standardize all requests and make it easier for the board to expedite approval. Connie suggested that the list of CCR requirements that Jo Ann Marcus developed be printed out on the back of the new form to make it easier for homeowners to review and abide by.

The roads committee met and Joe Thompson reviewed for them all past information that was gathered on both cobblestones and resurfacing. The committee will meet again before the next board meeting with the goal of having their recommendation ready to present.

A homeowner has expressed concern about the state of disrepair of a property. Donn will contact the property owner.

Russ Carden reported that there is trenching going on in the easement behind the Shade residence (2630 E. Cerrada Adelita). There have been reports of water pipe damage. Discussion followed about the possibility of that work being done by Qwest instead of Shades. Donn will follow up.

Several board members have been contacted with complaints from homeowners regarding the upkeep (or lack thereof) of properties. The proper procedure is to ask those residents to contact the Landscape/Architecture Chair, Donn Poll directly.

At 8:25, the board went into executive session to discuss legal matters pertaining to rental issues.

At 9:00, the board reopened the regular session board meeting.

Jean moved to adjourn, Traci seconded and the meeting adjourned at 9:05 with unanimous consent.