

Catalina Pueblo Association

Board of Directors Meeting – February 8, 2011

Members Present:

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

Committee Members/Visitors Present:

Carol Sinclair, Jo Ann Marcus and Dan Peters

President Allan Bogutz called the meeting, held at 2561 E Cerrada Adelita to order at 7:05 PM.

Jean moved, seconded by Donn, to approve the minutes of the January 11, 2011 Board of Directors meeting as written. The vote was unanimous.

Officer/Committee Reports:

Vice President, Russ Carden

Procuring the right light bulbs continues to be problematic. The last bulbs tried burned out after only two months. Russ has found another brand that looks promising and was given authority to purchase one case on a trial basis.

Treasurer, Traci Grabb

Traci presented the January 2011 Budget Report (which is attached). She will present a monthly treasurer's report in each newsletter. Since the books close the same day as the newsletter is published, reports will be for the preceding month (i.e. January report in March newsletter).

There are still several homeowners who have not paid their annual dues. They will be charged 10% late fee in accordance with current statutes.

Traci is filing all necessary forms to qualify CP Association for sales tax exempt status as well as setting up on-line bill pay.

Secretary, Connie Church

The website has been updated. The 2011 Directory should be ready to go to print by the end of the month. Connie asked that all board members send their reports to her electronically to be included in the minutes verbatim.

Pools Chair, Jean Paine

The Minera Pool project should be completed this week. She will coordinate with Donn to have Francisco repair the common area landscaping.

Jean has made arrangements to have a plumber remove the unnecessary pipe at Adelita that was damaged due to cold causing a large leak. A special thanks to the renter, Gary, that spotted and reported the leak and to Terry Temple who immediately rendered help and was able to get the leak under control.

There is termite damage on several ramada posts at Minera and Adelita. She will get termite inspections at all three pools, assess the damage then get three bids to repair damage.

Ramada posts and lampposts are in need of painting. She will assess and report back at March meeting.

Social/Membership Chair, David Scott Allen

Marjory Wack has volunteered to coordinate rides, etc. for residents who wish to attend selected Tucson shows and concerts as a group. She will use the newsletter to announce up-coming events.

Reservations have already started to come in for the "Spring in the Foothills" party. We will send out an email notice reminding folks that checks should be made out to *Catalina Pueblo Association*.

Landscape/Architecture Chair, Donn Poll

Sherry Henderson (2565 E. Avenida de Posada) is experiencing drainage problems/erosion, presumably due to the work Comcast has been doing in the area. He will research and report back.

Donn will formalize the 2011 contract with Francisco for regular common area landscaping and give to Traci.

Donn and Russ will contact Qwest about their request to repair the damaged cable serving residences from 6223 to 6207 Calle Minera and 1601 to 2651 Avenida de Posada and 2610 to 2635 Cerrada Adelita. They will report back to us.

There has been an alarming increase in unattended dog waste in and around the Pueblo. There will be a notice about this in the March newsletter including discussion of health issues as well as esthetics. The board will consider enforcement options at its next meeting including imposition of fines, possible new signage and other methods of dealing with this nuisance by a few residents.

Old Business

Rental Matters

The sons of Curt Sundeen have requested an exemption to the First Amendment so that they may rent out their father's home (2441 E. Avenida de Posada).

President, Allan Bogutz, appointed Russ and Carol Sinclair to draft a clear policy outlining what extraordinary circumstances would have to be met for a homeowner to be granted an exemption from the restrictions of Article 9.3.5 of the CC&Rs. They will do this before the next board meeting so that the board can adopt and use a standard, clearly defined policy for all pending and future requests. During discussion, the board agreed that three important standards are: 1) short-term, 2) temporary, and 3) owner will return to the home.

Michael Harris has again rented his property (2791 E. Avenida de Pueblo) in direct violation to Article 9.3.5 of the CC&Rs. Traci moved, seconded by Jean with unanimous consent to give President Bogutz the authority to send written notice of violation and to assess a fine for this type of violation pursuant to the rules and the Arizona statutes. The motion and resolution further determined that a reasonable fine for violation of this rule/CC&R will be \$100 (one hundred dollars) per day for each day of violation, imposed as permitted by law.

Traci moved, seconded by David to give Allan the same authority to file written notice of violation for any other homeowner who proves to be in direct violation of Article 9.3.5 of the CC&Rs and directing the president to inquire as to the status of the use of the property owned by Jill Atlas and proceed with notice of violation pursuant to statute if there is evidence of rental of the residence. The vote again was unanimous.

Lease Compliance: Carol Sinclair, Chair

Carol submitted a list of all legally grandfathered rental properties. This list is attached to the minutes. Many owners have not submitted their current lease to the board as required by Article 10.3 of the Rules of the Catalina Pueblo Assoc. Carol will draft a letter in consultation with Allan to be sent to all non-complying owners over Allan's signature. There was discussion that failure to comply with the required submissions could be deemed a violation subject to a fine and this issue was deferred until the next board meeting but it was agreed that an appropriate warning would be appended to the letter. It was also discussed about reminding owners that any sale or transfer of ownership ended any right to rent said property.

Rules/By-Laws Review Committee, Jo Ann Marcus, Dan Peters, Co-chairs

Jo Ann and Dan presented for discussion and modification their proposed revised Rules. After thorough review and discussion, David moved, seconded by Donn, that the revised Rules be adopted as

amended. The vote was unanimously in favor. The policies of the board regarding rentals and permitted exceptions to the CC&R's regarding rentals would be included in the revised rules.

Roads Options

Allan appointed the following committee: Pat Wagner, Sandy Thompson, Gene or Carol Gieseler, Mark Sammons. This committee falls under Landscape/Architecture, so chair, Donn Poll, will preside.

The Committee Charge will be:

1. To examine and assess and report back to the board regarding options for roads in 2011 – restore, replace, do nothing or some other option. Consideration in the report should be given to costs of each option, the funds available, the persons affected and any assessments that might be made. Acknowledging that Avenida de Posada is public, consideration should be given to whether residents on the road will also be assessed. Consider recommending the board poll the affected residents.
2. Report on options regarding county action on the roadways and medians on Avenida de Posada. Consider recommending that the board poll the residents on that road about their concerns. Address issue of median maintenance because of mistletoe invasion; consider volunteer party? (Is county consent needed?)
3. Provide such other recommendations to the board, as the committee deems appropriate.

New Business and call to members

Master calendar: attached as well as posted on web site

Landscape/Architecture Proposals: Donn Poll

Theresa & Gene Oja (2433 Avenida Posada) requests permission to paint the wood trim on their single “French” front door the Association approved turquoise *Reef Encounter DE 5733*. After reviewing photos, Connie moved, seconded by David to allow this request. Donn will notify them.

Russ Carden (2551 E. Cerrada Adelita) presented detailed drawings and photos in support of three requested projects:

1. Conversion of existing 2-car carport to an enclosed 2-car garage
2. Enclosure of a 10x16 portion of his rear patio (with-in courtyard walls)
3. Install “moonwatch” rooftop deck on rear patio off living room consistent with the original architectural plans drawn by Norman Maxon in 1973.

After review and discussion including a 6-month completion guarantee, David moved and Traci seconded approval of all three projects. The vote was unanimous.

David moved to adjourn, Jean seconded and the meeting adjourned at 9:15 with unanimous consent.

Annual Budget Report January 2011

INCOME	2011 Approved	2011 Actual	Difference
Association Dues	\$54,000.00	\$48,500.00	(5500.00)
Interest Income	\$250.00	\$6.06	(243.94)
Title Transfer Fees	\$600.00	\$0.00	(600.00)
Subtotal	\$54,850.00	\$48,506.06	(6343.94)
Minera Project (Funds on Reserve in checking)	\$6,157.60	(\$3,243.07)	2914.53
TOTAL INCOME	\$61,007.60		
EXPENSES			
<i>Administrative</i>			
Postage, Printing & Misc	\$650.00	(170.66)	\$479.34
Taxes & Fees	\$100.00	0.00	\$100.00
Insurance	\$2,250.00	0.00	\$2,250.00
Attorney Fees	\$1,500.00	0.00	\$1,500.00
Subtotal	\$4,500.00	(170.66)	\$4,329.34
Capital Account (Reserve for roads)	\$1,000.00	0.00	\$1,000.00
<i>Neighborhood Infrastructure</i>			
Landscaping	\$6,000.00	0.00	\$6,000.00
Special Projects	\$5,000.00	0.00	\$5,000.00
Roads & Drainage	\$1,500.00	0.00	\$1,500.00
Security (light bulbs & Stackman)	\$1,200.00	(120.00)	\$1,080.00
Subtotal	\$13,700.00	(120.00)	\$13,580.00
Neighborhood Social Activities	\$1,200.00	0.00	\$1,200.00
<i>Recreational - Pools</i>			
Routine Service & Chemicals	\$6,500.00	(509.97)	\$5,990.03
Pool Repairs	\$6,000.00	0.00	\$6,000.00
Southwest Gas	\$11,500.00	(1,133.67)	\$10,366.33
Tucson Electric Company	\$7,000.00	(466.57)	\$6,533.43
City of Tucson Water	\$1,250.00	(103.28)	\$1,146.72
Housekeeping	\$1,600.00	(70.00)	\$1,530.00
Other (permits, termite inspection)	\$600.00	0.00	\$600.00
Minera Project	\$6,157.60	(3,243.07)	\$2,914.53
Subtotal	\$40,607.60	(5,526.56)	\$35,081.04
TOTAL EXPENSES	\$61,007.60	(5,817.22)	\$55,190.38
REMAINING FUNDS			\$55,190.38

Respectfully submitted

Traci Grabb
Treasurer

CATALINA PUEBLO RENTALS

2620 Avenida de Pueblo	Bradshaw	owner occupied	no lease
2752 Avenida de Pueblo	Bradshaw	owner occupied	no lease
6235 Calle de Adelita	Farrell	owner occupied	lease
6215 Calle de Adelita	Gotshall-Maxon	rental	lease
2791 Avenida de Pueblo	Harris	owner occupied	lease
2555 Avenida de Posada	Huelsebusch	owner occupied	no lease
2556 Avenida de Maria	Pearson-McCarthy	rental	Vacant
6325 Calle de Caballo	Pearson-McCarthy	rental	no lease
2631 Avenida de Maria	Nelson-Winkler	rental	no lease
6322 Calle de Adelita	Nelson/Winkler	rental	no lease
2550 Avenida de Maria	Pearson	rental	no lease
2631 Avenida de Posada	Riordan	rental	no lease
6302 Calle del Caballo	Robbins	owner occupied	no lease
6215 Calle Minera	Romero	rental	no lease
2711 Avenida de Pueblo	Silvyn	rental	no lease
2641 Avenida de Maria	Sinclair		
2781 Avenida de Posada	C. Sinclair	rental	lease
2620 Cerrada Adelita	Taylor	rental	lease
2702 Avenida de Pueblo	Taylor	rental	lease
6223 Calle Minera	Weigand	rental	lease