

Catalina Pueblo Association
January 10, 2012
Annual Meeting Minutes

The annual meeting of the Catalina Pueblo Association was held Tuesday, January 10, 2012 at the Catalina Foothills High School, Seminar Room House 1, 4300 East Sunrise Drive.

President, Allan Bogutz, called the meeting to order at 7:10 pm. He declared that a quorum was established with 65 ballots submitted and 48 properties represented at the meeting. He entertained a motion for approval of the minutes of the last annual meeting, which were distributed with the annual meeting packet. Aldine von Isser moved to dispense with the reading of the 2011 Annual Meeting minutes and approve them as submitted. Nan Milburn seconded, and the motion was approved by unanimous vote.

Allan reminded everyone that questions would be taken at the end of each board report and asked that all questions apply to the content of that report. After board reports and ballot results the floor will be open for other new business.
Please note that questions and discussion will be noted in these minutes in blue to differentiate from written board reports.

Reports by the 2011 Members of the Board of Directors:

Jean Paine, Chair: Pools

As expected, our three pools needed continuing maintenance this past year.

The new bathroom at Minera was completed. It not only looks great, but it meets ADA requirements. The landscaping on the outside of Minera was restored and a drainage problem corrected.

All three pools were painted and inspected for termites. Unfortunately Minera and Caballo had termite damage. They were repaired and treated for termites.

We've experienced some mechanical problems at the Adelita pool and had to replace parts on the heaters. On one side of the Adelita pool re-bar is wearing through and it needs to be repaired. The pool will need to be drained so the work can be done. This work will be done starting the week of January 16. The pool will be closed for 4 or 5 days depending on how extensive the damage is to the wall.

I would like to thank the pool committee for all their help this year-Terry Temple, Jeff Mott, Sherry Henderson, Hal Grieve, and Marti Greason. I look forward to working with them in 2012.

Jean and her committee will explore putting in a ramp for handicap access at Minera. They are currently working on installing handicap railings for Adelita and possibly Caballo.

Donn Poll, Chair: Landscape & Architecture

1. we had four architectural requests to the board in 2011: two carports converted into garages, one request to paint a front door using the approved turquoise color, another to alter a patio wall.
2. we had three landscape requests in 2011: one to add a small retaining wall, one to remove a tree and relandscape a front yard, one to remove several trees that were damaging plumbing
3. we notified several home owners regarding the need to clean up debris or dead flora, perform needed maintenance on structures, or trim bushes. In all cases a conversation, written note or letter from the board president got a response within the 30-day deadline. Thank you for your cooperation.
4. Our association landscape serviceperson, Francisco Enriquez, cleaned up after frost and wind damage at Adelita and Minera pools and added plantings at the Adelita Pool that are designed to discourage people from gaining access to the pool by climbing the wall.

Please note three important points:

the only common property, which the board is responsible for, is around the three pools and the roads

all property between homes, including behind most our walls and in the arroyos, is private property owned by adjacent homeowners. For issues regarding landscaping, drainage, foliage or others, homeowners need to work with their neighbors directly. The board will become involved only if there are rules infractions.

reminder to take in trash and recycling containers on the day of pickup

The rules state that plants used outside patio walls must be “natural (not plastic or artificial), native or drought-tolerant.” While there is not yet an approved list of plants for this neighborhood association, please refer to these sources when planning plantings:

Donn Poll, Chair: Roads Committee

We have secured the services of John Wood of Presidio Engineering to review and make a recommendation from among the five companies bidding to resurface our roads. The process of resurfacing is called chipsealing, and will involve 1. repair of damaged pavement, 2. sealing the cracks and 3. applying an oil coating topped by a layer of small rocks. This is the same process done

some years ago, and is common to many of the paved roads in the area. Before the operation is begun, we will need to notify homeowners of any plants that are growing out on the pavement and ask them to be trimmed.

Several complaints about the shape of Posada were aired. Donn asked that people call the county (Ann Day) to complain.

There was discussion about “humps” verses “bumps” (speed bumps). The majority favored “humps” which are easier on car and driver alike. Donn will explore with our paving contractor.

Don will explore options and pricing of driveway paving and report his findings in the newsletter. Also, the ability to replace pebbles with pavement was discussed. This will be discussed and reported after research is done.

David Scott Allen, Chair: Social and Membership

We came. We ate. We Drank. We had fun.

I have a had a great time as Social Chair for the Pueblo – I had incredibly big shoes to fill after Marianne finished her board service, and I hope you have enjoyed the events this year. I am grateful to my fellow board members for their support and assistance throughout the year.

We have tried a few new things in the Pueblo and I think we have seen some nice success. A shout out to Connie Pochyla for hosting her Ladies. Lunch and Laughter events, to Clarice Kaiser for her board game group, and to Marjorie Wack for working to organize trips to the symphony downtown. Yvonne Rolston just started an *ad hoc* (ad hike?) walking/hiking group and she encourages anyone interested to join them every Thursday at 9:00am (except February 2 – meet at 8:15 for the hike to Seven Falls) in front of the Adelita Pool. They alternate between walks and hikes – call Yvonne if you have any questions! I encourage you to start something this year, too – a book group, dining group, birdwatching, even tiddlywinks! The idea is to help strengthen an already strong community and to reinforce all the friendships we share. If you want start something, please contact me and I will help you get started.

A few event thanks – most recently, to Walter Stackman for graciously hosting the holiday party in his home; to Connie Church and Carol Sinclair for helping with the food and to everyone who brought desserts! To Marianne Van Zyll for continuing to help after events with clean up and washing the tablecloths. To Jeff Mott and Joe Thompson for bartending services. And to all who have stayed and pitched in to clean up. And, of course, a special thanks to Connie – without whom I would not have made it this year!

Dates for upcoming events have been set and will be in the February newsletter. If you have any thoughts or suggestions as to how I can improve things or just something new to try, please contact me! For those who can't wait till the newsletter:

March 18 – Spring in the Foothills – TBA

May 5 – truly a Cinco de Mayo party! (Adelita Pool)

October 27 – Halloween (Adelita Pool)

December 9 – Holiday Party – the home of Nancy Meister and Jay Book

Traci Grabb, Treasurer

Please see full report attached at the end of these minutes.

Traci reported that the Association's financial health was very good. Traci reported in-depth on both the 2011 Budget to Actual and the 2012 budget. She has moved the vast majority of bill paying on-line. She thanked those owners who have paid their 2012 dues and reminded the others that dues must be received in full by January 31, 2012.

Connie Church, Secretary and Communication Chair

First, I'd like to thank Cherry Rosenberg and Clarice Keiser for manning the tonight's welcome table, collecting, tabulating and reporting ballots and collecting dues.

The monthly newsletter could not be produced without the help of David Scott Allen, Mark Sammons, Pat Weigand and Jo Ann Marcus.

Jo Ann Marcus and I have been up-dating owner and tenant information all year in preparation for the 2012 Directory which will be out this February. Please check your listing and make any changes either at the welcome table or email either Jo Ann or me. Also, a big thank you to David Scott Allen who does the beautiful cover featuring his own photography.

And, last but not least, the Javelina Express . . . Marti Greason, Cherry Rosenberg, Marianne Van Zyll, Cassandra Wry-Ridlinghafer and Ray Parrott. I am happy to report that several more households have moved to email thus lessening the burden of printing costs and volunteer time.

Russell Carden, Vice President

The job of the Vice President this year has been an easy one – not because the job itself is easy, but because the VP position doesn't have a lot to do if:

- the President does his or her job competently, and is available and presides over the majority of the board meetings,
- other members of the board step up and fulfill their responsibilities competently, and readily volunteer to chair committees, and actively participate in the work of the board, and the community at large.

I'm happy to report that for 2011, this has been the case and our President (Allan), as well as the other members of the board (Connie, David, Donn, Jean and Traci), have been dedicated, committed and engaged in the work of the board, and support of our community.

Primarily this year, I've had only to provide support when needed. Typically, two of the biggest items on my plate would have been 1) light bulbs for community light posts and common areas, and 2) roads and drainage. Donn has chaired the roads committee and has done an excellent job, and I'll defer to him to address our progress on that effort during his report tonight. Connie, David, Jean and Traci have been instrumental in leading/chairing and executing a number of projects, this past year, which they will also recap during their reports this evening.

I can report that the light bulb situation is much better than earlier in the year, after we successfully found a bulb with the right design, glow, wattage and longevity that has begun to serve us well. While these bulbs have to be special ordered, we now have a better process established to provide needed inventory and reduce costs associated with better longevity.

More importantly, are those that have volunteered and continue to do so, to make daily, weekly and monthly rounds ensuring that our community is properly and well-lit. The work of Lew Daugherty, Hal and Aldine, and Roe Harris, along with a number of others who have pitched in over the course of the past year is extremely appreciated. These neighbors give of their valuable time and energy in this effort, and I'd like to take a moment for us all to show our appreciation.

Lastly, I would like to say that it has been a pleasure serving on the board, with my fine colleagues and neighbors, and like most of you, continue to feel so fortunate to live in and be a part of this great community. And while our lovely setting, architecture, location and other amenities contribute to that, it is all of you as wonderful neighbors with a sense of caring and community that make living in Catalina Pueblo such a wonderful experience.

Thank you all

Allan Bogutz, President

This has been an active and productive year for the board. While we all started new in January, we had great support from the prior board and they left things in good shape. We have re-staggered the board positions for future continuity.

The other board members' reports show what has happened. And they should also show what a contribution of time these volunteers have made to the community.

There are no current rental issues.

We will have roads in better condition that will last for years to come. Avenida de Pueblo is in worse shape than our interior roads even before the scheduled repairs. Residents are urged to call or write Supervisor Ann Day requesting repair of county owned Avenida de Posada.

There have been a couple of minor thefts from vehicles in the community but we just mostly need to remember to keep valuables out of our cars and keep vehicles locked.

We have a hiking group in the Pueblo. We have a social group and we have had a number of volunteers who have helped with the committees such as light bulbs, the pool, helping with social activities, delivery of newsletters and other activities. We are planning other activities as well for the coming year.

We have welcomed new neighbors to our Pueblo and look forward to getting to know them better.

Thanks to Jo Ann Marcus and Dan Peters, the rules of the Pueblo have been gathered, republished and brought up to date. Thank you to Carol Sinclair for rental tracking.

Our newsletter flourishes.

It is a great place to live.

New Business

The 2012 budget was adopted by a vote of 60-yes, 0-no and 5 abstained. Allan Bogutz was elected by a vote of 62-yes, 0-no and 3 abstained. Traci Grabb was elected by a vote of 63-yes, 0-no and 2 abstained.

In answer to questions regarding 2010 and 2011 rental issues, Allan summarized actions by the board relating to 2791 E. Avenida de Pueblo. The board, after consideration, reached a decision that the law of diminishing returns applied to the further pursuit of recovery of costs in this matter.

Discussion was held regarding the announced attempt by Golder Ranch Fire District to annex 7 square miles of the Foothills (which might include CPA). This would transfer fire and emergency response from Rural/Metro to Golder Ranch.

Individual residents as well as the board will continue to monitor this situation.

At 8:20, Nan Milburn moved to adjourn. The vote was unanimous.