

# Catalina Pueblo Association

## Board of Directors Meeting – April 5, 2012

### Members Present:

Allan Bogutz, Jean Paine, Donn Poll, David Scott Allen, Connie Church

### Members Absent:

Russ Carden, Traci Grabb

Allan Bogutz, called the meeting, held at 2568 E. Cerrada Caballo, to order at 6:30 PM.

David moved, seconded by Donn, to approve the March 2012 minutes. The vote was unanimous.

### Old Business:

#### **Roads Committee, Donn Poll, Chair**

Donn has been meeting with our consultant, John Woods, and they have identified properties that have plant issues that need to be taken care of before road construction can be started. Donn will notify those owners. Mr. Woods has recommended we hire Tucson Asphalt Contractors for the road project. After reviewing and discussion of the four options under Scope of Work received from Tucson Asphalt, Connie moved to contract for Option 1 and Option 2 (the details are below). Jean seconded that motion, the vote was unanimous.

#### **Option 1: Crack seal roads prior to chip sealing (total of 90,375 SF) Total job cost for option 1 (sales tax included): \$4,519.32**

Clean Pavement cracks with compressed air, power blowers and/or pickup brooms as needed, prior to cracksealing. Seal all pavement cracks ¼” and wider (excluding surface cracks and alligatored areas) with the highest quality Crafcro P.L.S. hot rubberized crackseal material blended in a modern oil jacketed temperature controlled machine capable of pumping the rubber to a bander box, bullet pot, or through a heated hose, and often followed by vee squeegees.

#### **Option 2: 1 shot chip seal over 90,375 SF Total job cost for option 2 \$34,864.21**

- 1) Apply a 1 shot chip seal using 3/8” fractured rock and CRS-2 high grade hot oil over pre swept roadway. (90,375)
- 2) Compact chip sealing using 9 wheel roller.
- 3) Sweep excess chip upon installation of 1 shot chip seal. Re-stripe existing pavement markings.

### Officer/Committee Reports:

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

The property at 2556 E. Avendia de Maria has not been brought up to community standards as per the Covenants, Conditions and Restrictions and the By-Laws of the Association. Russ Carden has inspected the outside of the property and listed items that must be completed. by May 31, 2012 to bring the property up to CPA standards. If, by June 1, 2012 the work has not been completed or an alternative plan presented and approved by the board, the board will take action per Article 6.1.4. Connie moved and Jean seconded a motion to authorize Russ to write such a letter and the Secretary will email it as well as mail it via certified mail to the only know address which is in Manhattan Beach, CA.

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

Donn moved and David seconded a motion to approve the financial reports submitted by Judy Mott subject to revision. The vote was unanimous.

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

Although the Spring in the Foothills party was well attended and a success on most levels, David feels we could improve upon the facility. He will research other venues for next spring. The Cinco de Mayo party will be at Adelita Pool on May 5. This is a potluck party with the Association providing drinks. He has arranged for the two musicians who performed to have reviews last year to once again provide entertainment.

**Landscape Architecture, Donn Poll**

- Kudos to Mark Sammons for all the work he has done educating us on landscaping issues and suitable plants as well as Adobe care.
- Dr. Taylor, 2732 E. Avenida de Pueblo, is proceeding with his new patio gates after approval.

**Pools, Jean Paine**

There have been numerous issues involving the pools this past month.

- At Adelita the spa is drawing in sand and it is estimated to take approx.. \$400 to correct the situation.
- The Adelita heater has again been shut off. The cause is still unknown. Hal and Jean are checking into replacing it with solar because of increasing problems and the high cost of electricity.
- She is researching the cost and availability of getting a hard plastic cover for the spa. The soft one has to be replaced often and is often not put back on properly.
- It has become increasingly apparent that people who do not live here and are not family or houseguests of owners are using our pools. In some cases, renters have not returned keys when they move out and continue to use the pools with those keys. It was decided to replace locks on all three pools and have "do not duplicate" keys made. Keys will then be distributed to all property owners.

David moved to adjourn at 7:30 with unanimous consent.