

Catalina Pueblo Association

Board of Directors Meeting – November 19, 2012

Members Present:

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

Members Excused: Traci Grabb

Homeowners Present: Marianne Van Zyll, Carol Sinclair (Lease Enforcement Chair)

Allan Bogutz, called the meeting, held at 2568 E. Cerrada Caballo, to order at 6:00 PM.

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

Officer/Committee Reports:

Landscape Architecture, Donn Poll

Marianne Van Zyll (2717 E. Avenida de Posada) submitted a completed Landscape/Architecture form and detailed drawings including a brochure showing pictures of proposed garage doors in support of her request to enclose her carport. After review of documents and discussion of the project, Donn moved to approve as submitted. Jean seconded the motion, the vote was unanimous.

Manhole covers should be uncovered this week by Tucson Asphalt.

A request for a “No Outlet” sign on Maria was discussed. There was general agreement that other such signs did not deter traffic, so the board agreed to deny this request. Donn will contact the requesting owner.

Donn will have a detailed report for the upcoming newsletter covering several recurring problems in the Pueblo such as rats, mistletoe, parking, pets, etc. It was suggested that the board do periodic “walk-arounds” to identify problems and then contact the property owner asking that the specific problem be resolved.

A suggestion to broaden the pallet of acceptable white on the outside of properties has been received. Donn and his committee, Mark Sammons and JoAnne Marcus will take this under advisement and report at the next meeting. Any change proposed would go to the full membership for vote before being implemented.

Lease Enforcement Committee, Carol Sinclair

Carol reported that at present there are 16 properties classified as “grandfathered rentals”. She has received the majority of leases requested in a letter sent to all property owners who have not submitted them to the board as required by Bylaws 10. Rental of Homes and CC&Rs 9.3.

Following is the current list of rentals:

Grandfathered:

2641 Ave de Maria	A. Sinclair/Krusentjera	Lease on file
2631 Ave de Maria	Nelson-Winkler	No lease on file
2650 Ave de Maria	Pearson/Garrison	Lease on file
2556 Ave de Maria	HA McCarthy	Unoccupied 4 years
6325 Ave Calle del Caballo	HA McCarthy/Airulla	No lease on file
6322 Calle de Adelita	Nelson-Winkler	No lease on file
6235 Calle de Adelita	Farrell/	No lease on file
6215 Calle de Adelita	Gotshall-Maxon/Shapiro	Lease on file
2620 Cerrada Adelita	Taylor/Ahearn	Lease on file

2631 Avenida de Posada	Siegal-Riordan/Butcher	Lease on file
6215 Calle Minera	Romero	Unoccupied > 1 year
6223 Calle Minera	Weigand	Owner to reoccupy
2620 Ave de Pueblo	Greenwald-Bradshaw/Bradshaw	Lease on file
2702 Ave de Pueblo	Taylor/Longoria	Lease on file
2752 Ave de Pueblo	Greenwald-Brandshaw/Soape	Lease on file
2781 Ave de Pueblo	C Sinclair/Nicol	Lease on file
<i>Change of ownership/no longer Grandfathered:</i>		
2555 Ave de Posada	Huelsebusch to P. Maxon	
6302 Calle del Caballo	J. Robbins to T. Robbins	
<i>Non-renewable Exemption to 1st Amendment</i>		
2610 Avenida de Pueblo	Atlas/Ruiz	Lease on file

Vice President, Russ Carden

Russ contacted Francisco (CPA landscaper) about the possibility of taking over the light bulb duty. Russ will supply him with a map marked with properties that need to be attended to. Discussion followed about setting a fixed payment amount when it is determined how much of Francisco's time this will take.

Russ has arranged for insurance coverage for the Annual Meeting, held January 8th at Catalina Foothills High School.

Treasurer, Traci Grabb

Traci presented the attached financial reports for October. She also submitted a revised report for September that reflects a \$400 transfer fee deposit and \$10 pool key purchase which were inadvertently unreported on the originally submitted report. The October report, which will also be in the December 1st newsletter is correct and reflects this additional income.

\$1,700 in title and transfer fees have been received and will be deposited in November. Also, the \$650 reimbursement for landscaping paid by the Assoc. for a neglected property has been received and will be deposited in November.

The State Farm insurance premium of \$1,914.00 will be paid before year-end to be reflected in the 2012 budget. Our State Farm agent retired and the new agent is Rick McGee (3430 E. Sunrise Rd, Suite 120, Tucson 85718 – phone: 520-529-4676).

Traci asks that all board members submit any bills to her for payment in 2012 as soon as possible. She also requests feedback from everyone to help her in creating the 2013 proposed budget which will be part of the Annual Meeting Packet going out around the 20th of December.

Social/Membership Chair, David Scott Allen

All arrangements have been finalized for the Annual Meeting on Tuesday, January 8, 2013 at Catalina Foothills High School. We will again use the Seminar Room.

David has been delivering Welcome Booklets to new owners and old directories and hard copies of a newsletter to new renters. He is trying to get current email/phone/etc. information from all.

Preparations for the upcoming Holiday Party are well underway. It promises to be well attended. David, Jean, Yvonne Rolston, Carol Sinclair and Connie will be providing appetizers and dinner,

funded by the Association. CPA residents have been asked to bring dessert if they would like to contribute. Wine will be provided by the Association.

Pools, Jean Paine

This year there have been serious costs associated with the pools including replacing the heat pump at Minera. The machinery with the best warrantee (5 years) was chosen. The warrantee will be kept with the Pool Chairman from year to year.

Jean is proceeding with replacing broken straps on pool chairs. Total re-webbing will cost \$52 per chair. In 2013 several lounge chairs will have to be replaced.

Secretary, Connie Church

A short term fix for the original software used for our www.catalinapueblo website was found. This, happily, will buy us time to completely rework the site with a different program. We will probably use WordPress.

Old Business:

The Association received repayment of out-of-pocket expenses associated with remediation of the property at 2556 E Avenida de Maria so a lien was not required.

New Business:

Nominating Committee: Jean Paine, chair and Connie Church will have their final report for the December meeting.

Meeting Dates:

- December 17 at Donn's
- January 8 – Annual Meeting – no board meeting
- February 18 at Jean's
- March 25 at Allan's
- April 22 at David's

Repaving request for Posada: Allan will draft a letter for inclusion in the December 1st newsletter for CPA residents to sign asking the new Pima County Supervisor, Ally Miller, to address the deteriorating condition of Avenida de Posada. Residents who wish to sign this letter will be asked to deliver theirs to Connie or take to the Annual Meeting. Additional copies will also be available that night. All letters will be ultimately collected and delivered en masse to the Supervisor's office.

There was no further new business.

Jean moved to adjourn at 8:00 with unanimous consent.