

Catalina Pueblo Association

Board of Directors Meeting – October 25, 2012

Members Present:

Allan Bogutz (via teleconference) David Scott Allen, Traci Grabb, Russ Carden (via teleconference),
Connie Church,

Members Excused: Jean Paine, Donn Poll

Allan Bogutz, called the meeting, held at 2588 E. Cerrada Caballo, to order at 6:00 PM.

David moved, seconded by Traci, to approve the May 2012 minutes as amended. The vote was unanimous.

Officer/Committee Reports:

Vice President, Russ Carden

Russ purchased a new case of light bulbs that he hopes will be lighter in color, thus brighter. Hal and Aldine are back for the winter and will once again take over light bulb duty. Russ suggested that Francisco (CPA landscaper) take over the duty of actually changing the bulbs in the daylight after Hal and Aldine make their rounds at night to determine which lights are out. The rest of the board concurred that this approach would address the ongoing concerns about the safety of volunteers navigating around large plants and other obstacles surrounding light posts. Russ will make the necessary arrangements with all parties.

Treasurer, Traci Grabb

Traci presented the attached financial reports for September. She noted that transfer fees of \$900 will be deposited this month for the double sale plus additional rush fee of 2555 E. Avenida de Posada. We are awaiting transfer fees for the two properties currently in closing (2761 Avenida de Pueblo and 2441 Avenida de Posada). It was noted that the transfer fee for 2425 Avenida de Posada has not been received and that the property has been put back on the market. Allan will write the owner requesting these fees be paid.

M & I Bank has been changed to BMO Harris Bank. No changes to our bank accounts are anticipated.

Social/Membership Chair, David Scott Allen

The Halloween Party will be held at Adelita Pool this Saturday, October 27.

The thirty two new folding chairs have arrived and will be used for all community functions eliminating the need to rent chairs. The back room at Adelita easily accommodates their storage.

The Holiday Party will be Sunday, December 9th at Nancy Meister and Jay Book's home at 6322 N. Calle de Caballo. David will have an announcement for both the November and December newsletters.

The Annual Meeting will take place tentatively on Tuesday, January 8, 2013. David is making arrangements with Catalina Foothills High School to use their meeting space again this year. We will set the meeting date within our guidelines to accommodate the schools schedule. David will report on specifics at the meeting in November.

Landscape Architecture, Donn Poll

Donn submitted the following written report in anticipation of his excused absence from this meeting.

- Report that plants needed trimming around light post at 2631 Ave de Maria. Called and resident emailed several times to confirm they are having it taken care of.
- I notified Amy Nehls of 2640 E. Ave. De Pueblo regarding a nonfunctioning outdoor light. She is having it fixed.
- Report that a large tree branch was down behind rental on E. Avenida de Pueblo. Called owners, who called back and it has been removed.
- Report of mistletoe in tree at E. Avenida de Pueblo and Campbell. Called and received return phone message.
- Have yet to discuss mistletoe in tree N. Calle de Adelita. Will do this weekend.
- Have yet to notify someone about the use of unapproved color for exterior paint at 2425 E Ave. De Posada. I return late Thursday and will get on it!

As reported last time, I notified Tucson Asphalt and Pima County about the utility covers on the streets. The county recently located and opened those needed for inspection.

Roads are curing as planned. The turn marks are fading in the sun.

Pools, Jean Paine

The heat pump has been replace at Minera.

The board received two independent reports of inappropriate behavior at Adelita Pool on October 21, 2012 by a CPA owner and his guest. Allan addressed this issue in writing to the owner indicating that the board has a zero tolerance stance regarding this type of conduct. It was requested that the guest not be invited to use any community pool in the future and if there is a repeat offense, the owner himself may lose use of the pools. The owner acknowledged receipt of Allan's letter and pledged that it would not happen again.

Secretary, Connie Church

Our web hosting service has discontinued (without notification) their resident software used to build the Catalina Pueblo web site. This means that no new files can be uploaded and the ones uploaded last spring were not actually published on the site. People will still be able to access all old files including several years of newsletters, minutes and our governing documents. David and Connie are exploring different options for the future including rebuilding a new website for only new documents while leaving the old one available on the original site or to rebuild the entire site to include both new & old documents and information. They are also exploring the option to use a blog format instead of an actual website. Hopefully in the near future at least an interim site or blog will be up to include all 2012 information.

Old Business:

As reflected in the Treasurer report and discussion, we have several new owners in the Pueblo. David and Connie are working on Welcome Booklets that will be distributed as soon as possible. David is personally welcoming all new residents.

The following actions undertaken during the summer months were ratified by unanimous consent:

Approval of Anne Green's daughter's, Shelly Rinella, uncompensated use of the home

Approval of solar panel installation at Sammons/Allen home

Approval of enclosure within patio by Jed Paradies

Questions re Van Zyll satellite dish (no board action needed; advice only)

Request for landscape work at 2791 E. Avenida de Pueblo (advice only)

Approval of one time, non renewable six-month lease of Atlas residence

Approval of security door for Oja residence

Ratification of summer expenses:

Minera Pool heat pump expense

Purchase of 32 folding chairs to be used for HOA functions thus avoiding present and future rentals. Approximate cost \$750.

Maurine Maxon request re assistance with tree removal for view (we decided it was not a board matter)

The only pending or completed sale which will result in a reduction of properties currently grandfathered as rentals is 2555 Avenida de Posada (Huelsebusch/Siebert/P. Maxon) Carol Sinclair will attend the November board meeting with an updated rental list.

New Business:

Allan moved, seconded by Traci and passed unanimously for placement of a lien on Ms. McCarthy's property at 2556 Avenida de Maria for reimbursement of all expenses incurred for repairs and maintenance at that property including legal fees. Allan will proceed with this.

Russ suggested the board develop a clear procedure for listing properties in a ranked order to become rentals after the 10% limit is reached. Discussion followed with the agreement that this topic would be added to next month's agenda with the goal of finalizing a policy to be presented at the annual meeting.

Allan appointed Jean Paine chair of the Nominating Committee and asked Connie to serve on the committee. Both Russ and Jean have terms expiring this year. Traci expressed her desire to retire from her role as Treasurer.

A concern has been expressed about a non-conforming landscaping structure at 2596 Avenida de Maria. This issue is referred to Donn and his Landscape Committee for review and recommendations.

Concerns received from an owner about Landscaping/Architecture review and decision-making was discussed. It was felt that the new forms and procedures put in place over the last two years were done so in an effort to standardize the procedure and help ensure that all requests are treated fairly and equally for both homeowners and their immediate neighbors.

There was no further new business.

David moved to adjourn at 6:55 with unanimous consent.