

The annual meeting of the Catalina Pueblo Association was held Tuesday, January 8, 2013 at the Catalina Foothills High School, Seminar Room House 1, 4300 East Sunrise Drive. Check-in and refreshments started at 6:15 pm with meeting starting at 7:00.

David Scott Allen, Social Chair introduced Kevin Koch and Tiernay Marsh from Technicians for Sustainability (TFS) who presented an informative presentation on solar energy and how it might relate to the Pueblo. All those interested in attending an in-depth session about solar energy were invited to sign up, and then David and Mark will host an in-home gathering and TFS will return with more detailed information.

At 7:15, President, Allan Bogutz, called the meeting to order. He declared that a quorum was established with 47 ballots submitted, 58 individuals present representing 39 properties. He entertained a motion for approval of the minutes of the 2012 Annual Meeting, which were distributed with the annual meeting packet. Bill Strang so moved, seconded by Roy Langenberg and the motion was approved by majority vote.

Please note that questions and discussion are noted in these minutes in blue to differentiate from written board reports.

Reports by 2012 Members of the Board of Directors:

Donn Poll, Chair Landscape & Architecture Committee

1. We had three architectural requests to the board in 2012: one carport converted into garage, two for updating structures within patios
2. We had two landscape requests in 2012: one to remove a tree, one to landscape....
3. We notified several homeowners regarding the need to clean up debris or dead flora, perform needed maintenance on structures or trim bushes. In one case we hired workers to clean up dead or overgrown plants and charged the homeowner. The bill is paid
4. Homeowners were generally cooperative in helping prepare for roadwork by trimming back trees and bushes. We had our association landscape serviceperson, Francisco Enriquez, make a couple passes through the neighborhood to prepare for road equipment.
5. Roads were chip sealed in early summer. I apologize that we were unable to notify everyone about the dust from the day of sweeping. It has taken some time to get the utility covers cleaned — we have been in dialogue with the county and the contractor.
6. We had the installation of the first solar power system in the neighborhood
7. The board declined a request to add a “no outlet” sign on the west end of Avenida de Maria.

Residents reported tree branches down, neighbors who have not cleared dead plants or had plants overgrowing their property, leaks in irrigation systems around a pool, the cosmetics of the roads, trees that blocked mountain views, cars parked inappropriately, and drainage issues between homes.

Issues for the coming months:

1. There are more than 10 properties with mistletoe
2. Packrats have many potential homes in prickly pear stands throughout the neighborhood
3. One home is out of compliance on exterior paint color
4. In 15 years, the roads will require about \$130,000 worth of repaving in today’s dollars. That means we need to put aside just under \$9000 a year. We should do some more research on actual costs and take action.

Joe Thompson reported that cars are able to complete a full circle on his Avenida de Maria cul-de-sac. This action is re-distributing the new gravel in an unsatisfactory way. It was also noted that several other places in the Pueblo have a special level of traffic adversely affecting the new gravel. Donn will contact Tucson Paving to see what can be done about this problem and the board will report their findings in an upcoming newsletter.

Marianne Van Zyll pointed out the proliferation of mistletoe in the Posada median and asked if anyone had ideas to remedy the situation. It was generally felt that Pima County would not be responsive to this problem. Jay Book asked if the board would get a bid from Francisco to see if it would be possible to budget this removal work into the CPA budget. Discussion also revealed the willingness of several CPA residents to do some of this work in an organized committee of CPA residents. Again, the board will get specifics and report back to the community.

Annette Kolodny reported that sewer odors have been detected in the drains running through our community probably from Plaza Colonial and maybe even La Encantada. It was felt that the water and sewer company would best respond to as many complaints as we can generate. Jo Ann Marcus will research the appropriate methods of communication with the correct agency and will report to the community in the upcoming newsletter.

David Scott Allen, Social & Membership Chair

It was another good party year!

I have enjoyed my second year as Social Chair for the Pueblo – I am grateful to my fellow board members for their support and assistance throughout the year, and to everyone who helped put the parties together – Connie and Jean, in particular.

A few more event thanks – most recently, to Nancy Meister and Jay Book for graciously hosting the holiday party in their home; to Nancy Meister, Connie Church, Jean Paine, Yvonne Rolston and Carol Sinclair for helping with the food, and to everyone who brought desserts and other goodies to share! We had more than 80 in attendance – it was a perfect evening!

Thanks, to our bartenders – Jeff and Joe (a.k.a. Jefe and Jose), to Marianne Van Zyll for continuing to help after events with clean up and washing of the tablecloths, and to all who have stayed and pitched in to clean up. And, of course, a special thanks to Connie and her Costco membership – without her and that special card, these events would not be a success!

The Pueblo Plodders continue with their weekly walking and hiking adventures – please check the newsletter for their schedule.

New this year: the Pueblo now owns all the tables and chairs needed to hold our parties without having to rent them. The tables were purchased in a couple of stages, and we got the chairs this year just in time for the Halloween party. It was a bit of cash to put out this one year, but it they will service us well, and we will make out in the end.

Dates for upcoming events have been set and will be in the February newsletter. For those who can't wait till the newsletter:

- Spring in the Foothills - Sunday, March 17 – something new
Jane Hamilton Fine Art

- Cinco de Mayo - Sunday, May 5, Adelita Pool
- Halloween - Saturday, October 26, Adelita Pool
- Holiday Cheer - Saturday, December 7, Location TBD

Traci Grabb, Treasurer

See Attached financial reports

Traci reviewed the year end financials and stated that the community should begin planning for future capital expenses including repaving of roads in approx. 15 years which could run to \$100K+ and repair of our aging pools.

Walter Stackman asked why we are looking at totally repaving and not re-chip seal at a fraction of the cost. Donn Poll answered that in his conversations during the paving process this year, he had been lead to believe the base of our roads is wearing out and would need to be repaired. The board will continue to research and report back to the community.

Jean Paine, Chair, Pools Committee

It has again been a busy year at the pools. Due to their age they need constant attention and repairs to old equipment.

I particularly want to thank my committee –Jeff Mott, Hal Grieve, Marti Greason, Terry Temple and Sherry Henderson – for their support and help.

The biggest event this year was replacing the heat pump at Minera pool. Unfortunately, the old one was out of warranty. Our installer tried to get the company to cut us a deal, but they refused. We went with a different pump company that had a 5-year warranty and an excellent reputation with the pool repair service we have used for many years.

Adelita had to have some repairs to both the spa and the pool. We are in the process of having the chairs at Adelita re-webbed and 6 of the re-webbed chairs were delivered today. An additional 6 are in the process of being re-webbed. Also, two of the lounge chairs at Minera need to have some straps replaced. Some of the lounge chairs at Adelita are beyond repair so we are planning to replace them.

This week a gas line at Adelita will be replaced as the current one is rusted, water damaged and not up to code. We also hope to paint the inside of the Adelita bathroom a lighter color and add better lighting.

Unfortunately, the decking at Adelita is cracking and eroding in places and that is also on the pool committee agenda for the coming year.

I've enjoyed being the "pool gal", in spite the numerous issues that crop up. It has also given me a chance to know the Pueblo better and meet my neighbors.

Marianne Van Zyll asked why we replaced the heat pump at Minera instead of putting in solar. Jean explained that the configuration of the Minera roof made it impossible to mount the required solar panels and if we had decided to mount the panels in the common ground they would be massive and

unsightly. Also, the cost of solar, because of the orientation of the Ramada and common ground, made solar a lot more expensive than heat pump in that location.

Annette Kolodny asked for an update on the periodic break-ins at Adelita. Jean said they seem to occur mainly during the summer season. Several steps have been taken to make it difficult to climb over the wall. The large decorative boulders, which proved to be good stepping-stones, have been relocated and cacti have been planted around the perimeter of the outside wall. The pool committee has been considering security lights but has not put them in because of the adverse effect they would have on the surrounding properties.

Russ Carden, Vice President

This will end my two-year term on the Board, serving as Vice President. It has been a pleasure especially serving with this current board. As I said last year, the position of Vice President is potentially the easiest position on the board, as long as the other board members are active, willing and conscientious participants. If the President is engaged and attends every meeting, then I don't have to serve in that role. If other items that the VP is charged with are led or supported by other board members or community volunteers, then I my involvement can be minimal. This has been the case in every instance over the two years I have served. With board members (individually or collectively), along with community volunteers handling road issues, social activities, light bulb duty, etc. the job of Vice President is not difficult, at least not with the support of this Board and others in our community who step up and help.

Serving on the board has also provided me an opportunity to witness the level of commitment of each board member. I can assure you that this board has done their job in an exceptional manner always with the community and collective interests of our homeowners in mind.

It's a pleasure to have worked with them, and it will continue to be a pleasure to live in a community with their ongoing leadership, and with the added support and talents of our new board members.

Walter Stackman reported that the light bulbs on the outside entrances of CPA are not adequate for safety. He feels they should not be colored so they provide better illumination. This will be added to the February board meeting agenda.

Connie Church, Communications Committee/Secretary

Again, a big thank you goes to Clarice Keiser and Cherry Rosenberg for greeting everyone tonight, collecting dues and ballots, officially determining a quorum, and handing out the final 2012 financial report.

Except for fighting with our Web Site software, 2012 has been a peaceful and productive year.

Our Javelina Express team continues to cheerfully deliver hardcopies of newsletters and special announcements to those residents who do not have email. Thank you Marti Gleason, Cassandra Wry-Ridlinghafer, Cherry Rosenberg and Marianne Van Zyll.

We hope to have our 2013 Directory printed in early February. To that end, JoAnn Marcus has been updating information all year. I hope you all took the time to check the 2012 Directory at the check-in table to make sure your listing is correct. If you have had any changes, please contact

either JoAnn or me as soon as possible. We would rather have duplicate changes rather than miss something. Again, David Scott Allen has agreed to do the cover for us.

The newsletter is made possible through the combined effort of several people. David Scott Allen does the monthly *Pueblo Recipe* page and puts together wonderful photo essays of all our social events, Mark Sammons does the popular and very informative *Garden Gallimaufry* articles, Yvonne Rolston co-ordinates and reports on the Pueblo Plodders hiking group, Pat Weigand writes periodical *Spotlight on a Neighbor* columns and the board members and committee chairs give us up to the minute reports. A special thank you to our fearless leader, Allan who gives us a wonderful summation of what's happening in our Pueblo in his monthly *State of the Pueblo* address.

New Business

The 2012 budget was adopted by a vote of 46 yes and 1 abstention. Jean Paine, Hal Grieve and Pat Wagner were elected to serve 3-year terms as members of the Board of Directors with a majority of votes.

Allan Bogutz, President

Allan acknowledged the second anniversary of the shootings in Tucson and asked us all to remain attentive to the needs of the community, praising how Tucson had responded to the event. He also added that the Pueblo seems to have a similar sense of community that adds to its attractiveness for residents. He indicated that about 25% of the residents of the Pueblo are involved in one way or another in the operation of the neighborhood.

He added that the installation of solar panels, while given special preferences by state law, does require prior approval by the board as an alteration. The board is required to give consent but is authorized to assure that the installation has minimal visual impact.

He encouraged all members to make their wishes known concerning repair of the road condition on Avenida de Posada by the prepared letter or other means.

Finally, he indicated his regret that he and Yvonne will be leaving the Pueblo when their home sells but intends to continue as a member of the board until such sale.

He thanked everyone for attending and, on motion from Aldine von Isser, adjourned the meeting with unanimous consent at 8:00.

**Catalina Pueblo HOA Annual Meeting January 2013
Final Budget Report 2012**

		2013 Proposed	2012 Approved	2012 Actual
Income	Dues @ \$500	\$54,000.00	\$54,000.00	\$54,100.00
	Interest on Savings	\$5.00	\$20.00	\$31.83
	Title & Transfer Fees	\$400.00	\$400.00	\$2,500.00
	Total Income	\$54,405.00	\$54,420.00	\$56,631.83
 Expenses:				
Administrative	Postage, Printing & Misc	\$1,285.00	\$1,000.00	(\$957.28)
	Taxes & Fees	\$100.00	\$100.00	(\$34.02)
	Insurance	\$2,000.00	\$2,000.00	(\$1,992.05)
	Subtotal	\$3,385.00	\$3,100.00	(\$2,983.35)
Reserve Fund		\$1,000.00	\$1,000.00	*Transferred
	Subtotal	\$1,000.00	\$1,000.00	
Neighborhood Infrastructure	Landscaping	\$6,600.00	\$6,600.00	(\$6,600.00)
	Contingencies	\$3,300.00	\$3,650.00	(\$1,140.00)
	Roads & Drainage	\$1,500.00	\$1,500.00	(\$160.00)
	Repaving Project		\$48,806.08	(\$48,806.08)
	Security - Lightbulbs	\$1,200.00	\$1,200.00	(\$626.96)
	Subtotal	\$12,600.00	\$61,756.08	(\$57,333.04)
Neighborhood Social Activities		\$2,000.00	\$2,000.00	(\$2,337.31)
	Subtotal	\$2,000.00	\$2,000.00	(\$2,337.31)
Recreational - Pools	Routine Service & Chemicals	\$6,000.00	\$6,000.00	(\$5,593.69)
	Pool Repairs	\$7,660.00	\$7,660.00	(\$11,889.42)
	Gas	\$9,000.00	\$10,000.00	(\$7,752.81)
	Electricity	\$7,500.00	\$7,500.00	(\$7,078.42)
	Water	\$2,300.00	\$1,650.00	(\$1,863.03)
	Housekeeping	\$1,960.00	\$1,960.00	(\$1,690.00)
	Other (Termite Inspection)	\$1,000.00	\$600.00	(\$1,064.00)
	Subtotal	\$35,420.00	\$35,370.00	(\$36,931.37)
	Total Expenses	\$54,405.00	\$103,226.08	(\$99,585.07)
	Under (Over) Budget			\$3,641.01

*The \$1,000.00 budgeted in the Reserve Fund was transferred into the Money Market account for future roads/approved projects. This amount was not included in expenditure total as it was a transfer and not an expense.

The Board of Directors remained within the approved 2012 budget. Expenses for the year were \$3,641.01 under budget and that amount was transferred into the Money Market account for future roads/approved projects.

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Bank Account Balances as of 12/31/12

BMO Harris Catalina Pueblo Checking	\$6,299.84
BMO Harris Catalina Pueblo Money Market	<u>\$14,682.96</u>
TOTAL Bank Accounts	\$20,982.80

House Sales

Six homes sold and closed in 2012 and we collected a \$100.00 rush fee for one sale, for a total of \$2,500.00 of income to the community.

Respectfully submitted,

Traci Grabb
Treasurer

