

Catalina Pueblo Association
Board of Directors Meeting – April 22, 2013
2588 E. Cerrada Caballo

Members Present:

Jean Paine, Carol Sinclair, David Scott Allen, Donn Poll, Pat Wagner, Hal Grieve, Connie Church

President, Jean Paine, called the meeting to order at 6:05.

Carol moved, seconded by Jean to approve the March 2013 minutes. The vote was unanimous.

Officer/Committee Reports

Landscape Architecture, Pat Wagner

Of the 25 letters sent regarding mistletoe infestation, there have been 11 responses. Pat will re-contact those owners who have not responded by the end of the month. The tall Acacia tree on the right side of the walkway from Cerrada Caballo to Adelita Pool has heavy mistletoe infestation. The tree is legally on Smith's property (2578 E. Cerrada Caballo) but the homeowner refused to properly treat it citing past expense and her desire to instead have it topped or removed. The board felt that the tree was too important to the community because it was a large native specimen on the edge of the path, which is common area. After much discussion, Connie moved, seconded by Hal that Carol get two bids to remove the mistletoe and then contract the most acceptable bid with the understanding that the Association would pay for this work out of the contingency fund with the caveat that the property's other two trees containing mistletoe must be taken care of by the owner before the Association will arrange and pay for the work on the big acacia. The vote was unanimous.

Pat was pleased to announce that in response to her 21 letters regarding mailbox maintenance, to-date, 18 mailboxes have been painted.

The owner of the non-compliant garage conversion has still not gotten her building permit. Pat will contact her again after the April 30 deadline. Pat and the Board hope to avoid having to report the project to the county.

Connie Church filed an official form for the replacement of 2 windows and interior remodel of her kitchen. The Board thanked her for alerting them to the work being done and determined this work was outside the scope of needing formal board approval.

Pat presented an updated LA form that she, her committee and David have worked on for the past several months. The goal was to write it with the owner's perspective in mind and make it easy to understand and fill out. The board enthusiastically endorsed this form which will be put into use immediately. A copy will be attached to the upcoming newsletter and put on the website. The LA committee will draft Rules to support any changes not already covered. These will be presented to the Board for approval at the next Board meeting.

Pools, Hal Grieve

Adelita: the pool filter was repaired. The spa has sand in the bottom so Hal will contact Bill Winters to determine if there is a problem with its sand filter.

Caballo: solar has been turned on although with many cold days/nights it is not expected to reach optimum temperature for several weeks. Two ladder grips have been installed. The west side pillar may need to be repaired. Last year a tree and vines destroyed the gate and the repair (done as inexpensively as possible) may not have been a long-term solution. Hal will contact Francisco. The right side storage unit has been reorganized to accommodate the new light bulbs (estimated to last 2+ years) as well as the new tables used for social events.

Minera: the heat pump will be turned on April 26

Hal and Aldine are leaving for the summer shortly. Robert Cross (6302 N. Calle del Caballo) will take over light bulb duty.

Social, David Scott Allen

Cinco de Mayo potluck party will be May 5th at the Adelita Pool featuring the wonderful music of Eduardo and Gabriel with their Brazilian guitars. Connie will send out the email announcement he designed for the newsletter to remind everyone.

Vice President, Carol Sinclair

Carol will review grandfathered rentals for compliance and issue letters to those non-compliant owners as per Rules adopted at this meeting (see new business). There are now 14 properties legally entitled to rent under the 1st Amendment.

Following is the current list of rentals:

Grandfathered:

2641 Ave de Maria	A. Sinclair/Krusentjera	Lease on file (7/11for 1 yr now monthly)
2631 Ave de Maria	Nelson-Winkler	Historically leases not received, 2012 1-year lease received (P.Maxon) vacated in less than 90 days, numerous renters since with no leases
2650 Ave de Maria	Pearson/Garrison	Lease on file (9/10-8/11 now monthly)
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	Rented numerous times: No leases ever filed
6235 Calle de Adelita	Farrell/	Rented numerous times: No leases ever filed
6215 Calle de Adelita	Gotshall-Maxon/Shapiro	Lease on file (4/05-4/10 now monthly)
2620 Cerrada Adelita	Taylor/Ahearn	Lease on file (7/11-7/12 now monthly)
2631 Avenida de Posada	Siegal-Riordan/Butcher	Lease on file (8/10-8/15)
2620 Ave de Pueblo	Greenwald-Bradshaw/Bradshaw	Owner occupied per Pima Co.
2702 Ave de Pueblo	Taylor/Longoria	Lease on file (12/12-11/13)
2752 Ave de Pueblo	Greenwald-Brandshaw/Creech	Lease on file (5/13-4/14)
2781 Ave de Pueblo	C Sinclair/Blackburn	Lease on file (4/13-3/14)

Change of ownership/no longer Grandfathered:

2555 Ave de Posada	Huelsebusch to P. Maxon
6302 Calle del Caballo	J. Robbins to T. Robbins
6215 Calle Minera	Romero (letter she purchased for family and not rental)
6223 Calle Minera	Weigand Owner to reoccupy

Non-renewable Exemption to 1st Amendment

2610 Avenida de Pueblo	Atlas/Ruiz	2012 Lease owner reoccupied
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Secretary, Connie Church

Connie will update *Board Member Duties* to show that the Vice President will now take over the responsibility of Title Transfers from the Treasurer.

Treasurer, Donn Poll

As Chair of the 2012 Road's Committee, Donn reported that contact with Pima County confirmed that CPA manhole covers comply with their needs so no further work is needed to have them cleaned by the county.

March Treasurer reports distributed and will be published in May newsletter

Donn reported that \$400 transfer fees were received for Bogutz/Shulman (2561 E. Cerrada Adelita) in March 2013.

He also reviewed transfer fee receipts in Oct/Nov/Dec 2012 as follows:

- 2425 Posada (Bank foreclosure to Paradox Investment)
- 2441 Posada (Sundeen to West)
- 6312 Adelita (McCleur to Starr)
- 2555 Posada (Siebert to P. Maxon)
- 2625 Cerrada Adelita (Frech to Hamilton)

Transfer fees anticipated:

- 6312 Adelita (Starr to Moore)
- 2761 Pueblo (Pinto to Satterfield)
- 2546 Maria (Grabb to Trang)

New Business:

The proposed and published Rental Enforcement Rule was thoroughly discussed including the comments made by the only CPA owner responding to publication in the April 2012 newsletter. Particular discussion centered on the wording in #2 "may" instead of "shall" and whether to include "rules" in #c. It was decided that a telephone conversation with Allan Bogutz could help clarify these questions and after a conference call with Allan, David moved and Donn seconded to accept the following as written and published. The vote was unanimous.

RENTAL ENFORCEMENT

1. Any property authorized to be used as a rental, in addition to compliance with all other rules and covenants of the Association, must comply with the following conditions:
 - a. Such property must be leased or owner-occupied for at least one continuous period of not less than ninety days in every twelve months;
 - b. All dues and any assessments regarding such property must be paid when due without extension;
 - c. All Association covenants, rules and by-laws must be complied with at all times including providing of written leases to the board for any tenancy of the property.
2. Failure of any property owner to comply with the provisions of this rule may result in the Board permanently revoking the authority of the owner to use the property as a rental/lease property without further notice.

There was no further business, Connie moved to adjourn. The vote was unanimous and the meeting adjourned at 8:20.