

# Catalina Pueblo Association

## Board of Directors Meeting – February 25, 2013

### Members Present:

Allan Bogutz, Jean Paine, David Scott Allen, Donn Poll, Pat Wagner, Hal Grieve, Connie Church

### Owners Present:

Carol Sinclair, Dan Farrell, Nan Milburn, Jill Atlas

President, Allan Bogutz, called the meeting, held at 2568 E. Cerrada Caballo to order at 6:05.

Jean moved, seconded by David to approve the January 2013 minutes. The vote was unanimous.

### Officer/Committee Reports

#### Landscape Architecture, Pat Wagner

Pat moved, seconded by Jean to ratify Biagini's project as amended. Pat reported that they were not able to begin their project in February as hoped but plan to begin within the next few weeks. The board agreed that this delay would not affect the approval of their project.

Pat reported that Francisco Enrique's contract is due to be renewed. He is being paid \$500 per month plus \$50 for reimbursement of dumping fees. There was unanimous agreement that he does an excellent job and his contract should be renewed. Pat moved, seconded by Donn to renew his contract – the vote was unanimous.

Discussion was held regarding the revised L/A form that was distributed prior to the meeting. It was agreed that the form be distributed to the community via newsletter and uploaded to the website. Pat moved, seconded by David that the form be accepted as submitted subject to review for Rules and CCR's consistency. David and Pat will do this review before the March board meeting and submit their recommendations via email. Any changes will be voted upon via email and ratified at the March board meeting. The vote was unanimous.

Pat asked for input on the Reich/Holter project request that was distributed to board members prior to the meeting. Allan asked for more specific elevation drawings and material list. Pat will gather the requested information and after the project is presented in the March 1<sup>st</sup> newsletter as advisement to the community, a vote via email will be taken. Pat will then have authority to give permission for them to start construction.

On February 16, several board members toured the neighborhood to identify mailboxes and/or stands and/or light posts in need of repainting (22 properties were sited) and identify trees with mistletoe infestations (20 properties identified). Pat will send out letters to property owners with items needing painting. Regarding mistletoe, in certain washes it is very difficult to determine the exact property lines. Pat is going to visit those areas with Francisco to determine the cost of mistletoe removal. She will present her recommendations on how to handle mistletoe removal at the March meeting.

#### Pools, Hal Grieve

On February 7<sup>th</sup>, Hal held his first pool committee meeting. He praised his "tried and true" committee whose members have cared for our Association pools for many years. He particularly thanked Jean Paine for her leadership and tireless work to keep our pools in good shape for the last 2 years.

- We have received and posted the 2013 Pima County pool licenses.

- Heaters continue to be the biggest and most consistent problem.
- Hal happily reported that the adobe seal is OK for the next year.
- The interior of the Adelita bathroom will be repainted white by John Gordon.
- Repairs are necessary at the Caballo shower. Hal will determine what needs to be done and arrange for the necessary work.
- Hal is able to make adjustments to the pool gates so that they will close properly (without having to hire a contractor).
- The committee is looking into new lounges for Adelita.

Social, David Scott Allen

The *Spring in the Foothills* event is March 17<sup>th</sup>. David asked that an email go out tomorrow to ask for a tentative RSVP so he can get a heads up count for the caterer and to make sure there will be at least 25 attendees. The official RSVP deadline is March 8<sup>th</sup>.

Vice President, Jean Paine

Jean has found 60-watt bulbs that are a much lighter amber for the streetlights. Because of the age of our light standards and the fact that the “powers that be” are phasing out incandescent bulbs, she was able to secure 500 bulbs which should last the Association approximately two years. After that time, it may be necessary to change the posts or at least the electric mechanism in each.

Jean has received Title Company report requests on 2761 Ave de Pueblo, 2561 Cerrada Adelita and 2546 Ave de Maria. If these homes close as expected, that will leave only 2425 Ave de Posada, 2732 Ave de Pueblo and 6312 Calle de Adelita actively marketed for sale.

Treasurer, Donn Poll

The January Treasurer report will be ready for inclusion in the March newsletter. Donn has set up bill pay and the accounting system.

Donn will follow-up with Pima County and Tucson Asphalt on their promised uncovering of the sewer tops. He hopes to have this work done before the March board meeting.

Lease Enforcement Committee, Carol Sinclair

Carol reported that we have not received leases from all of the owners of Grandfathered rental properties. The same owners are chronically non-compliant. It was decided that Carol, Jean and Connie would meet to draft a new Rule regarding Rentals, distribute it to the rest of the board via email and after receiving their input it will be put on the agenda for March BOD meeting and be voted upon. It will then be published in the April 1<sup>st</sup> newsletter.

Nan Milburn suggested that only owners who purchased before 2008 be eligible to rent. The board unanimously felt that dividing the community into opposing factions was not a policy they could endorse and expressed the feeling that all owners should be treated equally. Jill Atlas asked for assurance that she was first on the “list” to be allowed to rent. Again, it was expressed that this board wanted to allow all current owners to be treated fairly and equally and the policy that would be developed would reflect that belief.

**New Business:**

Allan announced that the sale of his home will officially close on February 28 thus he officially tendered his resignation as a CPA board member. This resignation was accepted regretfully.

In accordance with the Bylaws, Section 9 “If for any cause, a vacancy occurs on the Board of Directors that cannot be conveniently filled at the Annual Meeting, the remaining Directors may by majority vote elect a successor to hold office until the next Annual Meeting of the members.” Connie moved, Pat seconded the election of Carol Sinclair to fill Allan’s position as a member of the board until the January 2014 Annual Meeting. The vote was unanimous.

Connie moved, seconded by Donn to elect Jean Paine as President of the Board of Directors. The vote was unanimous.

Jean moved, seconded by Pat to elect Carol Sinclair Vice President. The vote was unanimous.

There being no further business, Connie moved to adjourn. The vote was unanimous and the meeting adjourned at 7:40.