

Catalina Pueblo Association
Board of Directors Meeting – March 21, 2013
2585 E. Avenida de Maria

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 6:07.

David moved, seconded by Donn to approve the February 2013 minutes. The vote was unanimous.

Officer/Committee Reports

Landscape Architecture, Pat Wagner

Pat gave an update on the Reich/Holter project. Connie moved, seconded by Jean to ratify this request as per the submitted complete form and building permit.

Pat will notify owners with identified mistletoe growth. The responses to her notifications regarding mailboxes have been very good.

Pat reported on the non-compliant garage conversion. The owner has been asked to submit the permit or her progress in getting one by April 30. Pat will continue to monitor.

The new LA project request form was reviewed and discussed. Pat and David will examine it in detail for compliance with existing Rules and CCRs and resubmit to the board with their recommendation for approval.

Pools, Hal Grieve

Hal was pleased to report that the pools are in very good shape. He purchased eight new chaise lounges that will be at Adelita. The useable old lounges will be moved to Caballo.

The bathroom at Adelita has been painted Spanish White. The shower stall sheathing at Caballo will be replaced as the old sheathing is coming apart and is badly stained.

All three pools will be inspected and treated for termites if necessary.

Minera and Caballo heaters will be turned on in April.

Social, David Scott Allen

The March 17th *Spring in the Foothills* event was a big success.

Cinco de Mayo potluck party will be May 5th at the Adelita Pool. David was pleased to announce that Eduardo and Gabriel will return with their Brazilian guitars.

Treasurer, Donn Poll

The January and February Treasurer reports will be ready for inclusion in the April newsletter.

As Chair of the 2012 Road's Committee, Donn will follow-up with Pima County and Tucson Asphalt on their promised uncovering of the sewer tops and report at the April board meeting.

New Business:

The board reread and discussed the 1st Amendment to the CCR's, the 2011 Rules 10.3, 10.4, 10.5.1,2,3 and 10.6, 1,2,3,4,5,6 and CCR 9.3. The Board then reviewed previous board discussion regarding rental enforcement and nonconforming, noncompliant owners. As immediate past President but without acting as CPA attorney in fact, Allan Bogutz was able to tell us that legally it is possible to "de-certify" a property as a grandfathered rental unit with a properly adopted rule. To that end, he suggested notice be given in the April newsletter with the exact wording of the proposed new Rules (which he will help us draft) and the board's intention to vote on it at the May board meeting. This will give owners advance knowledge of the proposal as well as invite their feedback before the vote is taken. It was noted that Rule changes are adopted by vote of the Board of Directors as was done in May 2011.

There was no further business, Connie moved to adjourn. The vote was unanimous and the meeting adjourned at 7:20.