

Catalina Pueblo Association
Board of Directors Meeting – November 20, 2013
2565 E. Avenida de Maria

Members Present:

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

Visitors Present:

Donn Poll, Acting Treasurer and Rick Goettel, homeowner, 6231 N. Campbell.

President, Jean Paine, called the meeting to order at 6:40 pm.

Carol moved, seconded by David to approve the October 2013 minutes. The vote was unanimous.

Officer/Committee Reports

Landscape Architecture, Pat Wagner

Rick Goettel, in response to the board's recent request to immediately complete all work as outlined in the letter sent March 20, 2013, requested more time to accomplish the project. After much discussion, the board extended the timetable to January 1, 2014. Considering the fact that 8 months has elapsed since the first request, no further extensions will be granted. After the work has been satisfactorily completed by the homeowner or by Francisco as directed by the board if the work is not completed by January 1st, Pat will notify the surrounding neighbors if work on their properties needs to be done to adequately clean up this pathway.

Pat asked if there were any questions regarding Jill Atlas' landscape/paver project that had been distributed via email prior to the meeting. Connie moved and Carol seconded that final approval of this project be approved as submitted. The vote was unanimous.

Pat reported that two separate complaints have been received about a large pack rat midden located at 2620 E. Avenida de Pueblo. This property is an unoccupied grandfathered rental property that was last occupied by family of the owner. Last month, Carol sent a letter to the owners notifying them of the problem and asking them to take care of it. As nothing yet has been done, Pat will telephone the owners to ask that they correct this immediately. She will also contact the neighbors to let them know she has contacted the owners and will monitor remediation.

Pat reviewed the proposed new rules, which were distributed via email earlier this month. These additions were designed to update the Rules to conform to the Landscape and Architecture approval form the board has been working on for the last several months. After discussion, Connie moved, seconded by David that they be approved as discussed. The vote was unanimous. David will update the Rules and distribute them to the board. Connie will update the website.

To be inserted in Section 2.1.2 of the Rules:

At the end of (2): When approval is granted, construction may begin as soon as necessary permits are obtained and submitted to the Board along with a copy of the permit application.

New (3): Once approved, the plan cannot be modified unless all changes are submitted to the Board for additional approval.

New (4): The project may not present a safety risk to any person or place, nor compromise structural integrity.

New (5): The project must be completed within six months of the start date provided. Posting a bond may be required for exceptions. The Board must be notified if the start date changes.

Existing (3) will become (6)

The board discussed the need/advisability of getting artistic renderings for major changes to the outside of homes to make sure the board can adequately envision what the final project will look like. It was felt that a hand drawn sketch may not provide enough clarity.

Acting Treasurer, Donn Poll

Donn presented the January – September 2013 Statement of Cash Flows and Budget. Donn discussed the new format and everyone agreed it was easier to read and understand.

Donn gave the new Pima County pool permits to Hal. Donn as changed the address to the CPA box at 6251 N. Calle de Adelita.

Jean and Connie met with Gene Gieseler regarding the annual review he completed and the management letter he is working on. He will present it to the board at their March meeting. Gene said he would conduct the 2014 review as well as reconcile monthly bank statements and work with the new Treasurer on his reviewer's policy recommendations.

Social, David Scott Allen

David is working on details for the Holiday party, December 8th.

After discussion, it was decided that January 23 was the best date for the Annual Meeting. It will again be held at Catalina High School. David will try to secure that date or one close to it.

Pools, Hal Grieve

Hal reported a leak in the solar system at Caballo. He will contact Sun Power of Arizona.

“Pool Unheated” signs are being printed and Hal will mount them at Caballo & Minera.

Secretary, Connie Church

The new website is on-line but not entirely complete. Connie will continue to work on it and expects it to be complete by the end of December. The new software is Weebly Premium Drag and Drop Builder and cost \$269.64 for three years. Hosting (3 years) cost \$212.69. She opted to go with the 3 year Hosting package because it saved almost \$100, three years of software was the minimum. Site Backup & Restore was \$38.85 (3 years) and URL (Catalina Pueblo.com) registration is \$21.98 (2 years). Connie will not submit these bills for repayment until we know if budget-wise it would be better to pay them all this year or part this year and part in 2014. Thankfully, we will not have site expense again until November 2016.

Carol Sinclair, Vice President/Rental Enforcement

A map showing current grandfathered rentals was distributed. Policies will have to be developed for future rental allocation once the 10% is reached. It was decided that this task must be well thought out and will take 6 months to a year to develop. Once a voting instrument is developed, it will be submitted to the homeowners for vote even though it will be a "Rule" that could legally be adopted by the board alone. The committee will be chosen for this task and commence work early in 2014. Meanwhile, the board continues to collect opinions from homeowners to be incorporated in the voting instrument.

New Business:

Nominating Committee:

Connie, David and Carol's terms are up. Donn has moved out of CPA. Carol and Connie have committed to run for re-election. Two new board members are being sought to fill David and Donn's spots. The Nominating Committee will report at the December meeting.

Parking:

A proposed "Conditional Use Short Term Parking Request" form and hanging sign for inside the vehicle were distributed and discussed. Connie & Jean will continue to work on this project.

The next board meeting will be at Connie's on Tuesday, December, 17th at 5:30.

There was no further business, Connie moved to adjourn. The vote was unanimous adjourning the meeting at 8:10.