

Catalina Pueblo Association
Board of Directors Meeting April 14, 2014
2453 E. Avenida de Posada – 5:30

Members Present:

Jean Paine, Bill Strang, Carol Sinclair, John Trang, Pat Wagner, Connie Church

Members Absent:

Dan Peters

Jean Paine called the meeting to order at 5:40 p.m.

Bill moved that the March minutes be approved as submitted. Pat seconded; the vote was unanimous.

Jean announced that John Trang has agreed to serve as Pool Chairman for the balance of Hal Grieve's 2014 term. Pat moved to appoint him to that position, Connie seconded; the vote was unanimous.

Committee & Officer's Reports

Carol Sinclair, Vice President reported that we are still in need of volunteers to identify and replace burned out light bulbs. Carol said she would drive around to identify bulbs and Jean volunteered to make the necessary replacements.

Jean asked Carol if the two Bradshaw/Greenwald properties were leased. It appears they are, Carol will get copies of leases and Jean will request the rental agent remove the signs.

Bill Strang, Treasurer distributed the March Statements of Cash Flows and Budget. He reported that to date there is only \$150 of 2014 dues uncollected and payment arrangements have been made with this homeowner. Bill distributed printed copies of the 2013 Annual Review done by Gene Gieseler and summarized Gene's recommendations.

John Trang, Pools Chair reported that he has received the Pool Chair records from Hal and he plans to do an inspection tour the 3 pools with either Hal or Jean. He will arrange for the 2014 termite inspection this month. He also reported that the rotted posts at Adelita have been successfully replaced.

Dan Peters, Social and Membership Chair: Connie reported that David has made all the arrangements including a Chilean classical guitar soloist for the Cinco de Mayo party on May 3rd. Caryl Daugherty has volunteered to help with this party and Jeff Mott and Joe Thompson will again man the Margarita bar.

Pat Wagner, Landscape/Architecture Chair reported that the owners of 2645 Pueblo accepted the board's offer to finance the chip-sealing that must be done to remediate their unauthorized, newly installed black asphalt driveway which is not an approved driveway surface. The owners will reimburse the Association monthly until the bill is paid off in December 2014.

The Palo Verde at 2461 E. Ave de Posada, that was removed without LA Committee and board approval was discussed. Jean will again write the owners requesting that they plant a tree to provide their

neighbors the privacy compromised by the tree's removal. Pat so moved, seconded by John, the vote was unanimous.

Pat reviewed the Chapman's request (2469 Ave de Posada) to enclose part of their back patio. It was noted that all construction will be within the existing patio walls and that it faces the wash and not another home. Connie moved to conditional approve their request as submitted pending final approval when the necessary permits have been received and submitted to the Landscape/Architecture Committee. John seconded the motion; the vote was unanimous.

Pat distributed a written chronology of actions and communication with the owner of 2578 Cerrada Caballo with regards to numerous maintenance violations on the property. This ongoing problem was discussed at length. (It should be noted that this evening before the meeting, the board visited the wash and path along the property for a firsthand look at the violations previously reported.)

John moved and Bill seconded his motion to have Pat and Jean draft a third letter to the owner requesting all necessary work be done. Jean will sign this letter on behalf of the board. An additional 30-day extension will be granted.

Old Business:

The Long Range Planning Committee has interviewed several companies and has selected Association Reserve to do a reserve study over the summer. A contract will be issued presently.

New Business:

Jean reported that she has spoken to both Rudy Martinez (Adobe) about the damaged adobe entrance wall on Campbell. Rudy felt that the problem could be easily fixed at this point but the damage will become worse quickly if not repaired. It appears that the large Palo Verde on the outside of the wall is causing this damage. Jean will contact Francisco to get his opinion. If the tree does need to be removed, Jean will contact the Penns whose property faces the wall to discuss the problem and ask permission to allow the board to do the necessary work.

Jean will call State Farm to review the Board and Association's liability insurance.

There was no further business. Connie moved to adjourn at 7:05 with unanimous consent.