

Catalina Pueblo Association
Board of Directors Meeting – March 10, 2014
2585 E. Avenida de Maria – 5:30

Members Present:

Jean Paine, Bill Strang, Dan Peters, Carol Sinclair, Hal Grieve, Pat Wagner, Connie Church

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

Pat moved that the February minutes be approved as submitted. Hal seconded, the vote was unanimous.

Committee & Officer's Reports

Carol Sinclair, Vice President distributed a form letter she developed for grandfathered rental owners who are not in compliance with the CPA Rules: *10.2 Rental Enforcement*. After review and discussion, Connie moved to approve this letter as corrected. Pat seconded the motion, the vote was unanimous.

Bill Strang, Treasurer distributed the February Statements of Cash Flows and Budget. He reported that to date there is only \$300 of 2014 dues uncollected and payment arrangements have been made with this homeowner. On February 18 the Internal Revenue return was filed. He further reported that on March 7 the old bank account at BMO Harris was closed and \$7,734.24 was deposited into the new CPA bank account at Wells Fargo.

Connie Church, Secretary reported that the 2014 directory is in the hands of the printer.

Pat Wagner, Landscape/Architecture Chair said that the extensive forms, architectural drawings, elevations and photos along with committee member, Jo Ann Marcus' report for the carport conversion to garage project at 2433 Posada was emailed to the board on February 23rd with her request to review it so it could be voted upon at tonight's meeting. Neither she nor Jo Ann received any questions or concerns so she asked for an affirmative vote on the project thus allowing the Edministers to submit their application for variance and permit to the county. After much discussion on this project and architectural changes in general, Connie moved that this project be conditionally approved pending receipt of all necessary county permits. Pat seconded the motion. The motion passed with 5 yes votes and abstentions by Carol and Hal.

Pat distributed a request for landscaping work from Doug Airulla (6325 Caballo). Pat will ask for additional information on the landscaping project at the front of the house and submit it to the board. She voiced concerns about his request to remove a mature Palo Verde tree at the back of the property as healthy, full grown, native shade trees are considered neighborhood assets, and permission to remove them is almost never granted.

Pat reported that the "street" portion of the February Inspection Walks showed most properties in good shape. Paths and washes, however, were very problematic. At least 15 pack rat middens were identified. She will contact Mr. Pack Rat to get a quote to deal with them. The other widespread problem identified is overgrown foliage and waste being discarded in paths and washes. She will send letters to offending property owners detailing action that must be taken to remedy the situation.

A homeowner complained about his neighbor's Queen Palms. Unfortunately the board's hands are tied as none of our governing documents cover this problem.

A discussion regarding the maintenance and replacement of driveways was held. The Inspection Walk identified several driveways in need of major repair and a few driveways that are not in compliance. As outlined in the Rules of the Catalina Pueblo Association 2.2.4: *Paving. Permitted driveway surfaces are small-chip loose gravel, poured & brushed concrete, exposed aggregate concrete, paving brick laid on sand, or chipseal (base, oil and crushed gravel surface) . . . Any paving repair or replacement must be Board approved in writing.* In the last few days, the driveway at 2645 Pueblo was "blacktopped" which is not a permitted surface and the homeowner did not seek board approval. Pat will contact the homeowner requesting the project be brought into compliance in both areas.

Hal Grieve, Pools Chair has been in touch with several builders regarding remedies and costs for the rotting posts at Adelita. He will explore options that may allow us to use the old posts. Hal reported that we now have a full compliment of chaise lounges: 8 at Adelita and 4 each at Caballo and Minera. Habitat for Humanity were pleased to receive the old lounges.

Dan Peters, Social and Membership Chair reported that he was able to deliver Welcome Books to both Edminister and Harris. He has been unable to connect with Berkman so Jean volunteered to deliver their book as she is next door.

Old Business:

Long-term Planning Committee has met three times. The members are: Jean Paine, Chair, Bill Strang, Dick Provencher, Jo Ann Marcus, Hal Grieve, John Cain, and Pat Wagner. They have contacted 3 companies to make presentations on providing a Revenue Study that includes costs, time frame and funding options.

Rental Implementation Committee members are: Connie Church, Chair, Dan Peters, Carol Sinclair, Lee Strang, David Holter, Aldine von Isser and John Trang. Nancy Milburn resigned because of schedule conflicts. The committee has met twice and is well on the way to drafting a policy by which a homeowner could be allowed to rent his/her/their property once grandfathered rentals drop below 10%.

New Business:

Bill and Jean will meet with Gene Gieseler to go over his review and recommendations of the 2013 financials. They will report to the board next month.

Due to health considerations, Hal formally resigned from the board. He will continue on the Pool Committee and will help the new pool chair where needed. A homeowner was suggested as his replacement. Jean and Connie will make contact.

There was no further business. Dan moved to adjourn at 7:25 with unanimous consent.