

The annual meeting of the Catalina Pueblo Association was held Thursday, January 20, 2015 at the Catalina Foothills High School, Seminar Room, House 2, 4300 East Sunrise Drive. Check-in and refreshments started at 6:15 with the meeting starting at 7:00.

President Jean Paine called the meeting to order at 7:00. After announcing a quorum with 63 ballots submitted representing 63 properties, she announced that Doug Airulla and John Trang were elected to the Board of Directors by a vote of 62 yes and 1 abstention. The 2015 Budget was approved by a vote of 58 yes, 4 no and 1 abstention.

Jean asked if there were any additions or corrections to the 2014 Annual Meeting minutes. There were no suggested changes so she entertained a motion for their approval. Larry Shades so moved, seconded by Charlotte Freedheim. The vote was approved by majority vote.

Jean welcomed several new property owners who were attending tonight's meeting. She introduced Bob and Ursula Garrett, Karen Harris, Terry McLeod, Pat Weigand and Norman and Mary Steffenson.

*Please note that questions and discussion are noted in blue to differentiate from written board reports.*

### **Reports by 2014 Members of the Board of Directors:**

#### **John Trang Chair: Pools (given by Jean Paine)**

2014 has been another busy year for the Pool Committee and HOA Board in caring for our pools.

I would like to acknowledge and thank the Pool Committee – Marti Greason, Sherry Henderson, Jeff Mott, and Terry Temple for their commitment and service. And, I would especially like to thank Hal Grieve for his leadership and selfless service during 2013 and the first part of 2014.

Many repairs were needed and completed at all three pools during the past year. Pumps were replaced at Adelita and Minera, the heat pump at Minera received warranty repairs, the main gas line at Adelita was leaking and repaired, the sewer line at Adelita was blocked with oleander roots and cleared, termite inspections were conducted at all three pools, a comprehensive termite treatment was provided at Minera, supplemental termite treatment was provided at Adelita, and the gate was repaired at Minera.

Our pool service and pool cleaning and landscape maintenance vendors have done an excellent job providing regular service to each of the pools. All periodic

county health department inspections have been passed with flying colors and all required certification has been obtained.

For 2015 and beyond, several major expenses are anticipated. The Reserve Fund Committee study highlighted areas that need repair or replacement in the very near future and provided cost estimates. Among those are:

- Adobe walls at all pools need to be repaired and sealed (\$6,000)
- Caballo pool deck needs to be repaired and sealed (\$3,000)
- Adelita pool deck resurfaced (\$10,500), pool and spa resurfaced (\$15,000), and pool (\$3,200) and spa (\$2,500) heaters replaced
- Minera pool deck resurfaced and sealed (\$2,000)

Many thanks to all of you who use and enjoy the pools for taking such good care of these beautiful assets and great resources for our community. Please do not hesitate to contact any of the Pool Committee or HOA Board members to bring things to our attention when repairs are needed.

I regret that I am not able to attend the annual meeting and I would like to personally thank Jean Paine for presenting this report and overseeing the pools during my absence in December and January (Jude and I miss being with you, but we are very thankful to be able to celebrate Christmas, New Year's, and the "summer" holiday school break in Melbourne, Australia, with our daughter, son-in-law, and two beautiful granddaughters).

### **Pat Wagner, Chair: Landscape and Architecture**

#### **2014 Accomplishments**

Catalina Pueblo's many washes and paths were a focus of the 2014 spring cleanup campaign. Parts of those areas had been neglected over the years, in some cases because adjacent owners did not realize they are responsible for maintaining them. Quite a few sections were badly overgrown, some even impassable. Over the course of the year at least seven owners cleaned up conditions in their washes and paths. Many others painted and pruned and raked and tidied and removed packrat nests. I hope you've noticed how good our neighborhood is looking these days. On behalf of the Board, thank you very much for your work.

Ten projects involving exterior architecture or landscaping changes were completed in 2014 after the owners sought and received Board approval for their plans, as required. One request to remove a tree was denied. In four other cases, owners made exterior changes without requesting approval. If the results violated HOA Rules, they were told the work would have to be redone. Two corrections are complete; another is pending.

#### **Plans for 2015**

This year's spring fix-up campaign will focus on driveways. Most are in good shape, but some have deteriorated to the point of looking really bad. Those

owners will be asked to have their driveways repaired or replaced with one of the five permitted surfaces, and to seek advance approval as our Rules require. Efforts to spruce up washes and paths will continue, and we will stay on the lookout for packrat nests and mistletoe.

A new and very important project got underway last week. You may have read in the January newsletter that a group would be formed to develop guidelines for converting carports to garages. Thanks go to the following eight owners for volunteering to serve: Frank Bangs, Warren Edminster, Dan Farrell, Jo Ann Marcus, Mark Sammons, Carol Sinclair, Joe Thompson, and John Trang.

We met for the first time last week and decided it would be helpful to identify the basic types of carports and garages that Don Maxon built in Catalina Pueblo. Photographs and information are now being gathered. Our intent is neither to encourage nor discourage carport conversions, but rather to figure out how they can be designed to more closely resemble the original Maxon garages. At this week's meeting we will begin considering topics to be covered in the conversion guidelines that will be developed. We hope to have draft guidelines ready for Board consideration at its February or March meeting.

As announced last week, there is now a moratorium on submitting new carport conversion requests. The Board decided it would be best to postpone considering additional enclosures until the new guidelines are in place – with the exception of one such request that was submitted last month and is not affected by the moratorium.

### **Dan Peters, Chair: Social and Membership**

For the past year, I've been posing as the Social Chair while David Scott Allen did the real work of putting on our community parties. So while I owe him a serious debt of gratitude for allowing me to be on the Board and deal with other Board work, I think we all owe him a round of applause for putting on four great parties in 2014. Thank you David.

I also want to thank Nancy Meister and Jay Book for being the gracious hosts of our Holiday party, and I want to thank the members of my Outreach to Newcomers Committee: Marianne Van Zyll, Charlotte Freedheim, and Dan Satterfield. In the course of posing as Social Chair, I had the opportunity to welcome a number of the newest residents of the Pueblo, and it was a privilege to make their acquaintance. It's good to see so many of them here tonight.

Finally, I have to be frank about the difficulty the Board has experienced in recruiting people to help put on our parties. Because of this lack of volunteers, the Board has questioned whether we truly need to have four

parties a year, and there is a strong sentiment to combine the Spring luncheon (usually in March) and the Cinco de Mayo party (usually in May) into one community party in April. It should be warm but not too warm by then, and more of our seasonal neighbors will still be here.

For anyone who might be interested in volunteering, we now have our own tables and chairs, plus storage for them at the Adelita pool, so set-up and clean-up have been greatly simplified. Nor would you have to occupy a seat on the Board or make a long-term commitment. And you would have plenty of guidance and assistance from the current members of the Board. It's a good way to get to know your neighbors, and one of the more enjoyable ways to contribute to our community. So please, anyone with a flair for entertaining, talk to me or Jean or Connie after the meeting.

**Bill Strang, Treasurer**

Bill reviewed the final 2014 Statements of Cash Flows and Budget, which were passed out at the meeting and will be published in the February 2015 newsletter.

*There followed a lengthy discussion covering the following topics:*

- Purpose of a reserve fund was discussed. The consensus was that the reserve fund should not be used for normal operating expenses.
- The question was raised regarding creating specific reserve funds for different capital expenses/projects. It was pointed out that our governing documents provide for two accounts -- a general operational account and a reserve fund. The general consensus was that these two accounts are suitable for the associations needs.
- Discussion was held regarding the desirability of a dues increase verses a one-time large assessment. The consensus was that periodic dues increases are more financially comfortable than a single large assessment. In addition, it was pointed out assessments are detrimental to a community for resale and lending purposes.

**Connie Church, Secretary, Communications Chair**

There are many people to thank for their year long volunteerism.

- **Javelina Express:** Marti Greason, Marianne Van Zyll and Cassandra Wry-Ridlinghafer deliver hard copies of newsletters and other correspondence to folks who don't have email.
- **Directory:** Jo Ann Marcus keeps track of all the updates throughout the year and proofs the final layout. David Scott Allen produces the beautiful cover each year.
- **Newsletter:** David Scott Allen contributes monthly Pueblo Recipes and Mark Sammons writes and contributes photos for his Garden Gallimaufry column each month.

- **Website:** Thank you Terry Temple for your beautiful photos!
- **Lease Implementation Committee:** Lee Strang, David Holter, Aldine von Isser, John Trang, Carol Sinclair and Dan Peters have provided invaluable input as we struggle to come up with a new Rule that will provide a fair method to grant the privilege of becoming a rental property when a rentable unit slot opens up.

Carol Sinclair, Vice President

2014 was a good year with the regular number of letters regarding rentals (of which there are now 12) and form requests from the Title Companies when there is a sale.

The issue has been the light bulb situation. I have made a number of requests for help in this area and had one resident volunteer for February and March. Aldine and Hal have graciously said they would replace light bulbs, when requested, if they can be replaced safely. I do not think we should ask them as they are both well into their eighties and have been doing it for a long time. I, for one, would feel dreadful if one of them fell or became involved with a cactus. Until we have a resident come forward and offer to be responsible for the bulbs, I think the homeowner should call me and request a bulb, which I will drop off, and the homeowner is responsible for the change. In the summer we will just have to test the waters and see if we have a volunteer.

We have had a great Board that has accomplished a lot for the community.

Jean Paine, President

It has been a productive year for the Board. I would like to thank everyone for their hard work and willingness to volunteer their time. The first thank you goes to our Board. They are a joy to work with. We lose Dan Peters and Hal Grieve. However, we gain John Trang and Doug Airulla. We are extremely lucky to have people in our community who believe in contributing their time to maintaining our lovely Pueblo.

This year, in addition to the normal business of the Board, we have two very active and committed committees. The Reserve Study Committee members, Bill Strang, Dick Provencher, Jo Ann Marcus, Pat Wagner, Hal Grieve and Jean Paine met many times to determine what information we needed and to select an appropriate independent contractor to help us identify our current and future needs so we will have the necessary financial resources when we need them. Thank you for your participation.

The second committee that also met numerous times was the Lease Implementation committee. They are continuing their work in 2015 to develop a fair and equitable policy for homeowners who wish to rent their property. Thank you Lee Strang, Connie Church, David Holter, Carol Sinclair, Aldine von Isser, Dan Peters and John Trang.

I look forward to 2015 being another great year for all of Catalina Pueblo.

New Business:

Jean asked if there were any questions or comments.

Terry McLeod told of her “plumbing adventures” during their remodel. The main problem was that the galvanized pipes under the house had to be replaced with ones that had an epoxy liner. This may happen to other properties and she wanted to let folks know of her experience.

Joe Thompson wanted to remind the Board that several of the new laws on the Arizona books apply to condominiums and CPA is not a condo property.

Larry Shades publically thanked the Board for all their hard work and then moved to adjourn the meeting at 8:20. Jo Ann Marcus seconded the motion; the vote was unanimous.