

Catalina Pueblo Association  
Board of Directors Meeting: April 13, 2015  
2585 E. Avenida de Maria – 5:30

**Members Present:**

Jean Paine, Carol Sinclair, Pat Wagner, John Trang, Doug Airulla, Connie Church

Members out of town: Bill Strang

Jean called the meeting to order at 5:35 p.m.

Pat moved to approve the March 9<sup>th</sup> minutes as submitted. John seconded; the vote was unanimous.

Pat moved to approve the March 23<sup>rd</sup> special meeting minutes as submitted. John seconded; the vote was unanimous.

**Committee & Officer's Reports:**

**Carol Sinclair, Vice President**

Carol suggested that the board verify the status of family/friends residing in a rental. She will write the owner asking her to submit names, relationship and length of stay. There was also discussion regarding new owners and the worry that the realtor may not be disclosing the ban on renting the property. Jean will write the realtor in question. She will also draft a letter to new owners welcoming them and asking when the Welcome Book may be delivered, while also reminding them of rental restrictions.

**Doug Airulla, Treasurer**

The March Statements of Cash Flows and Budget were reviewed.

The bank account transition is complete. Entitled users at Wells Fargo are Jean (President), Connie (Secretary) and Doug (Treasurer). Linea Holcombe, bookkeeper, has view only access.

Doug has made the reserve transfer from 2014 as per the adopted budget.

Doug reported that all dues have been received except for one owner who made payment arrangements. Two transfer fees were received in March and four more will be paid in April.

**Connie Church, Secretary**

Connie has delivered Welcome Booklets to Scott Marsh & Jeff Soder (2757 Posada), Caroline Amos (2765 Posada). She has books ready for Trang/Dimeglio (2620 Cerrada Adelita) and Phoebe Lykowski (6219 Minera) and will deliver this week. Jean will deliver books to Michael & Carolyn

Rockwell (2551 Cerrada Adelita) and Arthur & Jeanne Lewis (2555 Maria) in Connie's absence. There are two houses currently for sale.

Doug and John signed Certificates of Disclosure as newly elected board members.

Connie reported her conversation with Dan Peters, Chair of the committee to review the Bylaws. She will send everyone their recommendations and it was agreed to table this topic until the October meeting.

#### John Trang, Pool Chair

John has met with three companies (Progressive, Omni and Cimmaron) for recommendations and bids for the Adelita Pool decking. He has received two bids and the third is expected soon. When it is received, he will update board members via email. It was noted that Pioneer Pools declined the invitation to bid.

The solar equipment at Caballo Pool was turned on the 1<sup>st</sup> week of April. The heat pump at Minera Pool will be turned on mid-April.

#### Pat Wagner, Landscape/Architecture Chair

The request for a variance for grillwork, a double gate and driveway from Walter Gaby (2429 Posada) was reviewed. Connie moved that the request be granted as submitted, Carol seconded; the vote was unanimous.

The request from Jean Paine to plant a Cascolate (native tree) was reviewed. Carol moved, Pat seconded the request be granted as submitted. The vote was unanimous.

Carol West submitted detailed plans to alleviate a drainage problem in her driveway. Connie moved, Pat seconded the motion to approve as submitted. The vote was unanimous.

The Board discussed and approved the planting of a non-native but desert-adapted tree.

The Trang's submitted a request to re-landscape the front yard (2620 Cerrada Adelita). Carol moved to approve as submitted. Pat seconded. The vote was unanimous.

Sandy Thompson has volunteered to donate a small mesquite tree and several other succulents and cactus to the Minera common-area project. We will gratefully accept. Further discussion about improving the Minera common area was held and it was decided that no decision would be made until next fall.

Pat will send an email to Frank Tentschert to thank him for his thorough cleanup job.

Pat will contact the owner of 2425 Posada to request trimming of his oleander that is blocking the pathway.

**Old Business:**

The Guidelines for Carport to Garage Conversion were again discussed. Carol moved that they be adopted as amended by the Carport to Garage Conversion committee. Pat seconded the motion, the vote was unanimous. The following verbiage to the Rules that support these guidelines is as follows: *A separate document containing specific rules governing the enclosure of carports was adopted by the Board of Directors on April 13, 2015. This document, "Carport Conversion Guidelines," is available on the Catalina Pueblo website ([www.catalinapueblo.com](http://www.catalinapueblo.com)) and in the form of a binder which is available from the Landscape and Architecture chairperson.* Carol moved that they be adopted as submitted. Pat seconded, the vote was unanimous. Connie will post the Guidelines to the website and ask David Scott Allen if he will update the Rules so that they can be uploaded.

The moratorium blocking all garage conversions is now lifted by agreement of the board.

Connie reviewed Rule 10.2 "Implementation of the Rental Quota" as written by that committee. The board was in agreement with the wording with a few minor changes. It will be reviewed and possibly revised by Carolyn Goldschmidt, Esq. Connie will distribute to the committee and board when it is received.

The next meeting will be determined at a later date.

There was no further business; Connie moved to adjourn the meeting at 8:00. The vote was unanimous.