

Catalina Pueblo Association
Board of Directors Meeting: February 9, 2015
2568 E. Cerrada Caballo – 5:30

Members Present:

Carol Sinclair, Pat Wagner, Bill Strang, John Trang, Doug Airulla, Connie Church

Members Out of Town:

Jean Paine

Vice President, Carol Sinclair called the meeting to order at 5:35 p.m.

John moved that the January 20th minutes be approved as submitted. Carol seconded; the vote was unanimous.

Committee & Officer's Reports:

Doug Airulla, Treasurer

The January Statements of Cash Flows and Budget was reviewed. The \$1,888.45 amount for "pool repairs" was paid in January when the work was completed, however that amount is a 2014 expense. Doug will check with Linae to see how to handle that.

Doug reported that the amount of dues collected to date is \$78,000. The remaining \$3,000 is divided as follows: 3 properties will pay the remaining \$250 by March 31, 1 property has asked for a payment schedule (Doug is working with her), 2 properties have not paid, but both owners have passed away. Carol will send letters to the tax notification address.

John and Doug asked Connie to prepare the 2015 contracts for Francisco and Virginia.

John Trang, Pool Chair

Repairs on the decking at both Caballo and Minera pools were begun in December and were finished in January. He thanked Jean for spearheading these projects along with repairing Adelita pump in his absence. Adelita Pool decking will be the next major project. He anticipates the work to be done after Caballo and Minera pools are opened, as he does not want to shut down the only heated pool.

Social/Membership

Connie and Pat will meet with Deborah Bowman who has expressed an interest in helping with 2015 social events. They will report back to the board after the meeting.

Pat Wagner, Landscape/Architecture Chair

Pat reported that the four owners of property along the wash from Pueblo to Posada have all paid their portion of the cost to have it cleared by Francisco. She will now have him complete the work.

Pat reported that Carolyn Amos (2765 Posada) reported that a large palm tree has become a safety issue and wishes to have it removed. Pat visited the site and recommends immediate removal. Connie moved that permission be given without the need for the customary form. John seconded, the vote was unanimous.

Olive Mondello submitted a L/A form requesting removal of a Rhus lancea tree that is harming an exterior wall. Pat and Jude Trang visited the site and recommend approval of her request. Bill so moved, John seconded, the vote was unanimous.

Jo Ann Marcus submitted a L/A form requesting approval to move her north dining room wall out 3 feet. This addition is completely under the existing roof. After review and discussion, Bill moved to grant conditional approval pending necessary building permits. Pat seconded the motion, the vote was unanimous.

Pat thanked the board members who toured the community to identify driveways in need of repair. The list was reviewed. Pat will contact the owners. She noted that owners of existing black asphalt driveways that are not currently in need of repair will not be forced to bring their driveways into compliance immediately. She will contact the owners to give a heads-up that when they do make repairs, they will have to use an approved surface.

New Business:

Pat thoroughly reviewed the draft report from the "Carport Conversion Guidelines" committee. After receiving board members' questions, concerns and suggestions, she will share them with the committee with the hope of having the final guidelines and necessary new Rules to support them for board review and vote at the March meeting. The Board asked that a small standing committee be retained under Landscaping and Architecture to carry out an initial review of conversion requests.

The next meeting will be Monday, March 9th (5:30) at Jean's.

There was no further business; Carol moved to adjourn the meeting at 7:10. The vote was unanimous.