

Catalina Pueblo Association
Board of Directors Meeting: March 9, 2015
2453 E. Avenida de Posada – 5:30

Members Present:

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

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

The Association's new Social Chair, Deborah Bowman was introduced. She gave a brief overview of the upcoming 2015 social events with a special emphasis on the April 18th Tapas Tour, spring party. She noted that we are still seeking a home for the Holiday Party. Deborah left the meeting after being enthusiastically thanked and welcomed to the job.

Pat moved that the February 9th minutes be approved as submitted. Bill seconded; the vote was unanimous.

Committee & Officer's Reports:

Doug Airulla, Treasurer

The February Statements of Cash Flows and Budget was reviewed.

Doug has set up bill pay and direct debit for utilities on his newly opened Wells Fargo CPA account, noting that when Bill Strang's name was taken off the account, all the bill pay accounts Bill had set up were deleted.

Doug suggested that the Association needs a higher degree of Treasury Services. After discussion, the board asked Doug to arrange this, fees permitting.

John Trang, Pool Chair

There are no major problems with the pools at this time. John will get information and quotes for the Adelita Pool decking project and have his recommendations for the April 13th meeting.

John reported a request from the Wagers (6216 N. Calle de Adelita) to use the Adelita Pool for a private family party on Easter Sunday from 4:00-6:00. After discussion about how we handled such requests historically, John will write them explaining that we do not close Adelita Pool for private parties, especially when it is the only heated pool open at the time. He will offer them the use of either Caballo or Minera although they are currently unheated or they may use Adelita, which will be open to all CPA residents.

John will research a new CPR sign with the new AMA protocol, as Connie has been unable to locate one.

John will have furniture repaired at Minera before that pool is open. Depending upon the weather, he will determine a suitable date to open both unheated pools.

Secretary/Communication Committee

The Arizona Annual Corporate Report has been filed.

Francisco and Virginia's 2015 contracts are ready for signatures. It was decided that in 2016, we should consider giving them both a raise in pay and offer them 2-year contracts. Connie will delete both of their automatic monthly payments from her Wells Fargo CPA bill pay and Doug will add them to his account before April payments are due.

Pat Wagner, Landscape/Architecture Chair

Doug Airulla's (6325 N. Calle del Caballo) request to chip seal his driveway was reviewed. John moved to grant the request as presented. Bill seconded; the motion passed unanimously.

The Girman's (2725 E. Avenida de Posada) request for landscaping and adding a flagstone walkway was reviewed. Connie moved to grant the request as submitted, Pat seconded, the vote was unanimous.

Carol Sinclair's request to remove a tree that is undermining her wall was discussed. Connie moved, Bill seconded the motion to approve as submitted. The vote was unanimous.

The landscape plan submitted by the Steffensens was reviewed. Pat moved, seconded by Bill to approve as submitted. The vote was unanimous.

Please note: Before being voted on at Board meetings, Requests for Approval are first reviewed by the Landscape and Architecture Chair. Any that seem complicated or potentially controversial are then passed on for a second review to members of the Landscape and Architecture Committee. The Requests are sent to the Board for their final review in advance of the meeting at which they will be voted upon. Members with concerns or questions are expected to contact the Chair right away so they can be addressed before the vote

Pat reported that the owner of 2429 E. Avenida de Posada started on an extensive exterior project without filing the necessary paperwork for L/A Committee and board consideration. Pat has requested that all work be stopped until proper request forms and architectural drawings are submitted, and committee and board approval is granted.

Work has begun on requested landscape maintenance at 2601 and 2611 Avenida de Posada. Pat will monitor and report when the work is completed.

Old Business:

The final draft of the “Request for Board Approval to Convert a Carport to a Garage” form was again discussed. John moved to approve as submitted and Bill seconded the motion, which passed unanimously. The Carport Conversion Guidelines, Form and the associated Rule change was distributed via email and hand delivered to owners without email in early March. After waiting to receive feedback from the community, the board will discuss and vote upon the guidelines and Rule at the April 13th meeting. After that vote, the moratorium blocking all garage conversions will be lifted.

Connie handed out draft v3 of the proposed Rule 10.2 “Implementation of the Rental Quota” for the board to review in preparation for discussion at the April board meeting.

The next meeting will be Monday, April 13th (5:30) at Jean’s.

There was no further business; Connie moved to adjourn the meeting at 7:25. The vote was unanimous.