

Catalina Pueblo Association  
Board of Directors Meeting: November 2, 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 5:45 p.m.

Pat moved to approve the April 13th minutes as submitted. John seconded; the vote was unanimous.

**Committee & Officer's Reports:**

**Carol Sinclair, Vice President**

Carol reported that the Kundrat home at 2621 Ave. de Posada has been sold. We have not received a copy of the title nor transfer fee and do not have the name of the new owner. Connie will make up a Welcome Book and she and Jean will call on the new owners to welcome them and try to get their information so they can start receiving newsletters and communiqués via email.

Carol's rental property at 2781 Posada has been leased. She will get the pertinent information to Connie to add them to the email list.

**Doug Airulla, Treasurer**

The October Statements of Cash Flows and Budget will be complete in the next few days. The financial state of the Pueblo is very sound at this point and no unplanned expenditures appear eminent for the remainder of 2015. The Adelita Pool project (as elaborated in John's Pool report) has been postponed until funds become available. Discussion ensued on ways to build an adequate repair fund.

Doug, Jean, Connie and Linae Holcombe, our bookkeeper, will meet to work on the 2016 proposed budget in the next week so that it can be discussed at the next board meeting then adjusted in time for inclusion in the Annual Meeting Packet to be sent out mid-December. Doug asked everyone to review their committee budgets and give him requests/recommendations.

**Connie Church, Secretary**

It was agreed that the 2016 annual meeting will be held on Tuesday, January 12. Connie will develop the packet to be distributed in advance of the deadline (at least 10 days prior to the Annual Meeting) as per the Bylaws.

Jean will arrange for the rental of a Catalina Foothills High School Seminar Room and the necessary insurance rider.

**John Trang, Pool Chair**

John brought the board up to date on his meetings and further discussion with four different pool companies, which he started last spring. All companies were in agreement that Adelita Pool is in need of more extensive repairs than was hoped. Omni Pool Builders and Cimmaron Pools are the two finalists for this project. The extensive estimate received from Omni was discussed. John expects to receive Cimmaron's bid in the next week and will be able to discuss and compare them at the next meeting. It is apparent that the amount budgeted in 2015 for this project is not adequate. At the next board meeting different methods of budgeting for these necessary repairs will be discussed.

**Pat Wagner, Landscape/Architecture Chair**

Pat presented a request from Mark Sammons and David Scott Allen to replace the diseased citrus tree removed from their front yard with native plants. This was approved unanimously.

Jean Paine's request to have a wall built on the west side of her carport to replicate the wall on the east side was discussed. Doug moved to approve as submitted. Connie seconded, the vote was unanimous.

Pat showed several different versions of proposed new entry signs to be placed at Campbell/Pueblo, Campbell/Posada, Posada/Minera, Posada/Adelita and Posada/Caballo entrances. Two designs were chosen. Pat and Connie will make arrangements for construction and installation.

Pat said several people had problems downloading and completing the request forms from the website. Doug suggested using a dynamic pdf form. Connie will try to accomplish this.

**Old Business:**

Connie reported that two residents responded to the committee's request for input on Rule 10.2 "Implementation of the Rental Quota" as written by that committee and revised by Carolyn Goldschmidt, Esq. The Lease committee will meet on November 12 to discuss these suggestions and possibly revise the Rule. The final version will be distributed via email so there is time for board discussion before a vote on the Rule 10 at December's meeting.

Board Member's Terms of Office were reviewed. Jean Paine and John Trang have both agreed to run for another 3-year term. Pat Wagner is retiring and candidates for the open board position were discussed.

**New Business:**

Jean purchased additional light bulbs. Several light posts have had electrical problems because of age and above average rainfall. Replacing the community's 40 year old light posts is probably inevitable. There are currently no yellow/gold LED bulbs on the market. When they become available, that possibility should be looked into.

Doug reported a dangerous tree next to his property. Discussion followed about other problem areas of the property. Doug will work up a list and send it to Pat who will then write the owner asking her to have the problems addressed.

The next meeting will be 5:30, Monday, December 14 at Connie's.

There was no further business; Doug moved to adjourn the meeting at 7:50. The vote was unanimous.