

The annual meeting of the Catalina Pueblo Association was held Tuesday, January 19, 2016 at the Catalina Foothills High School, Seminar Room House 3, 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 47 ballots submitted representing 47 properties, she announced the unanimous election of Scott Marsh, John Trang and Jean Paine, the unanimous approval of the changes to the By-laws and the 2016 budget.

Jean asked if there were any additions or corrections to the 2015 Annual Meeting Minutes. There were no suggested changes. Warren Edminster moved to approve them as submitted. Marianne Van Zyll seconded the motion, the vote was unanimous.

### **Reports by 2015 Members of the Board of Directors:**

#### **Jean Paine, President:**

Thank you for joining us tonight as we review 2015 and present to you the plans for 2016 in our lovely Catalina Pueblo.

In the last two years, 2014 and 2015, we have seen a lot of changes with 15 old neighbors leaving and 15 new neighbors arriving. Two additional properties were sold in 2015 with settlement in 2016. We currently have three properties for sale.

Tonight we have some of our new neighbors with us and I would like to welcome Mike and Carolyn Rockwell, Scott Marsh and Jeff Soder.

As you listen to your Board member's reports, you will see it has been another busy year. First, before we hear the reports, I want to thank my fellow board members for their dedication and hard work on behalf of the Pueblo. They are a joy to work with and even provide a few laughs which contrary to what I have heard about other HOA's. Sadly we will lose Pat Wagner both as a Board member and as a resident, as her home is one of the three currently for sale. She has worked incredibly hard on our behalf. Pat, we will miss you, big time. *(there was a spontaneous standing ovation)*

One of our newer residents, Scott Marsh, will join the Board this year. Welcome Scott, we look forward to working with you. No doubt next year will be another busy time.

#### **Pat Wagner, Chair: Landscape and Architecture 2015 Accomplishments**

The biggest accomplishment of the year was the establishment of guidelines for converting carports to garages. As a result, any future conversions will be more architecturally compatible with our traditional look. I want to again

thank my fellow committee members for volunteering to work on this important project: Frank Bangs, Warren Edminster, Dan Farrell, Jo Ann Marcus, Mark Sammons, Carol Sinclair, Joe Thompson, and John Trang. The guidelines they developed were adopted by the Board and are available online and in binder form. They will serve as the sole basis for future Board decisions on accepting or denying requests for carport conversions. Another major accomplishment was fixing up driveways. During the annual spring neighborhood improvement campaign we contacted owners whose driveways had become badly deteriorated, and in every case they had them extensively repaired or replaced. Numerous other owners took advantage of especially good rates offered by a particular contractor and had their driveways worked on as well. Thank you to all: our neighborhood looks much better now.

A third accomplishment was installing a new "Welcome to Catalina Pueblo" sign at each of the five intersections where traffic enters our community. The old brown signs were mounted on wood posts that had rotted, and were so low that they were easily overlooked, especially when surrounded by vegetation. The new signs, white lettering on black metal, are both more attractive and more likely to be noticed.

2015 was a busy year for the Landscape and Architecture Committee, and I want to recognize its members: Jo Ann Marcus, Mark Sammons, and Jude Trang. We reviewed nearly 20 Requests for Approval from owners wishing to make exterior changes to their property. Most could be referred immediately to the Board to be decided on, but in some cases additional information or modification was needed, and we worked with the owners to improve their submitted form.

In the course of the year I also notified at least 10 owners that their properties needed attention. They were very responsive: shrubbery was trimmed, desert broom and mistletoe and packrat middens were removed, and wash areas were worked on. Two owners of big lots along Posada agreed to major clean-ups. My thanks go to all these cooperative neighbors. One final note about 2015: sadly, we lost three big saguaros. One was badly diseased and had to be taken out; the other two fell over and were removed. The good news is that the owner of a fourth saguaro which had begun leaning was able to have it stabilized.

### **Plans for 2016**

A long overdue landscaping project will get underway this year. The intention is to make the Minera common area more attractive and more accessible, with shaded spots where people can sit and enjoy the desert park setting. As announced in a recent issue of the Catalina Pueblo Chronicle, volunteers will be sought to serve on a planning committee that will find out what improvements residents favor, investigate prospective costs, and develop a proposal for consideration by the Board.

I'll end now with an update on the invasive grasses situation reported in the January issue of the newsletter. The clumps of grass that had been rapidly

multiplying, spreading in all directions at the Pueblo end of a major wash, have been removed. Francisco Enriquez, our capable contract gardener, did most of the work and will monitor the area in case any new clumps appear.

### **John Trang, Chair: Pools**

2015 has been another busy year for the Pool Committee and HOA Board in caring for our pools. Again, 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 like to thank all of you who have helped to keep our pools the wonderful assets that they are to the community ... and special thanks again to Jean Paine and her grandsons for a beautiful job repainting the metal tables and chairs at the Adelita pool.

Our pool service and pool cleaning and landscape maintenance vendors have continued to provide excellent regular service to each of the pools. All periodic county health department inspections have been passed with flying colors and all required certifications and licenses have been obtained.

The following repairs were made during 2015:

- Adobe walls and gates at several pools were repaired and sealed
- A backflow restrictor was installed at the Adelita pool (this is required by law and had never been installed)
- Pumps were replaced at the Adelita and Minera pools
- Warrantee repairs were made to the Minera pool heat pump (this was a major repair at no cost to us)
- All metal furniture was repainted at the Adelita pool (special thanks again to Jean Paine and her grandsons)

Despite the needed routine repairs, maintenance, and improvements, we were able to stay within the 2015 budget and actually have residual operating funds to move forward to the 2016 budget.

For 2016 and beyond, several major expenses are planned. In addition to the repairs made during 2015, the Reserve Fund Committee study in 2014 noted that that several additional major expenses were anticipated for the Adelita including:

- Adelita pool deck repair and resurfacing (\$13,900)
- Adelita pool (\$3,200) and spa (\$2,500) heaters

At the annual HOA meeting in 2015, we approved funding for much needed repair and resurfacing of the decking at the Adelita pool during 2015.

Unfortunately, all of the estimates received for simply patching and resurfacing the Adelita pool decking (as originally planned) last summer exceeded the 2015 funds allocated (~\$13,900). Given the high year-round use of the Adelita pool; given the very poor (and potentially dangerous) condition of the decking, pool surface, and tile; and given the number of years that have passed since the last major work was completed on this pool (~15-20 years) – at my recommendation the Board decided that we should expand the scope of work to be completed at the

Adelita pool during 2016. We have received estimates from several quality pool contractors for the complete rehabilitation of the Adelita pool, tile, and decking using beautiful, quality, durable, and moderately priced materials. Based upon the estimates, we have proposed that \$49,000 be allocated for this project. We anticipate that the actual cost to rehabilitate and restore the entire pool will be less than the estimates (which include replacement of all underground supply and return plumbing and this may not be required). Both the main pool and spa heaters at the Adelita pool are very old (possibly original equipment) and hopefully we will be able to replace the heaters in 2016 as well for the budgeted amount.

We will formulate a subcommittee to review the proposals in detail and contribute to final decisions regarding design, materials, and finishes. We hope to make all of the decisions in early 2016 and schedule the project for May / June of 2016 after the Caballo and Minera pools are warm and useable.

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 me or any of the HOA Board members to bring things to our attention when repairs are needed. Also, please let us know if you are interested in serving on the pool committee.

Best wishes to everyone for a great 2016 on behalf of the Catalina Pueblo HOA Pool Committee.

**Doug Airulla, Treasurer:**

**2015**

I would like to report the financial health and overall cash balances of the Pueblo are positive through the end of 2015. Starting with a beginning balance on January 1 of 2015, the Wells Fargo checking consisted of \$8,367.81 and savings of \$29,694.19. Our budget for 2015 assumed a base of \$81,810 with actual collections of \$83,672.63. This net positive increase is attributable to unanticipated home sales during the year with accumulated title transfer fees. Within the budget expense categories, we were under budget with the exception of Social Expense where we were \$49.05 over for the year. The other notable exception is the Recreational – Pools category where we were \$16,130.15 under budget. This variance can be explained by the deferment of the Adelita Pool repairs as John Trang has noted in his report. Total expenses for the year of \$65,590 were incurred. Leaving \$16,220 that was transferred to the Savings/Reserve account in December. The end of year balances consisted of \$22,876.94 in the checking account and \$50,300.22 in the Savings/Reserve account.

2016

For 2016, we have established a budget of \$106,600 which is a 23% increase over the 2015 budget. The reason for the increase is the funding of the Adelita restoration project as well as the Minera improvements noted by John Trang in his report. It should also be noted that no portion of this year's budget will be funded by the Reserve. The 2015 budget rollover of \$21,024.44, plus HOA dues and estimated title transfer fees are the basis for the 2016 collections and budget. Additional highlights are a \$49,000 estimate for the Adelita Restoration while still maintaining a \$6,000 reserve fund contribution. Other expense line items remain essentially flat.

### **Summary**

In summary, we practiced prudent discretion on deferring the 2015 Adelita Restoration and Minera improvements until 2016, staying within our overall budget guidelines for 2015, while making a significant contribution to the Reserve that follows the spirit and intent of the Reserve study recommendations. For 2016, our commitment to funding the Reserve remains intact, albeit at a lower level to accommodate the Adelita Restoration. It has been my pleasure to serve the on the Board and the Catalina Pueblo community.

### **Connie Church, Secretary and Communications Chair**

It has been with great pleasure that Jean and I have personally welcomed new residents to the Pueblo and given them a **Welcome book**, which includes our governing documents and other pertinent Pueblo information.

Tonight you should have received a hardcopy of the Rules last updated December 2015. There have been small changes and additions through-out the 40 year history of CPA and the board decided to have them printed and distributed – which we believe is the first time a hard copy has been made available to all residents in many years. Of course updated Rules, Bylaws and CCR's are always available on our website.

Again, I'd like to thank the Lease Implementation Committee: Dan Peters, Lee Strang, David Holter, Aldine von Isser, John Trang and Carol Sinclair. It was a pleasure working with them for the last two years.

As always, there are many members of our community to thank for their work on many annual projects.

### **Directory:**

David Scott Allen – Cover

Bob & Ursula Garrett – Trails & Graphics – CPA map

I will be emailing a working copy of the 2016 directory for your corrections and additions in early February. We hope to distribute it mid-February.

**Javelina Express:**

Marti Greason  
Marianne Van Zyll  
Cassandra Wry-Ridlinghafer

**Newsletter:**

David Scott Allen – Pueblo Recipes  
Mark Sammons – Garden Gallimaufry  
Pat Weigand – Spotlight on a Neighbor + periodic articles on far ranging – but always humorous – articles & poems

**Website:**

Terry Temple – photos

**Carol Sinclair, Vice President**

There are now 11 rentals in the Catalina Pueblo. With one more sale of a rental we will implement the new Rule on selection of an eligible home for rent. I check on the appearance of the rentals regularly and find that they all look fine.

We have one home that is neither a rental nor owner occupied. It has been vacant for at least 6 years and no longer qualifies as a rental.

The roads are in good shape. It is a pleasure to leave the County roads and enter our Catalina Pueblo and have a smooth ride with no damage to our cars.

We have never had a volunteer for the light bulbs. Jean Paine and Marti Greason have been changing most of the bulbs or leaving a new bulb for the owner to change.

We have had a great Board and I look forward to working with the new 2016 Board. We have accomplished a tremendous amount this year. A special thanks to Pat Wagner. She has done a great job with the landscaping and will be dreadfully missed by all of us in the community.

Jean emphasized the year-long frustration of asking for and not receiving a full time light bulb volunteer. She and Marti Greason have been doing this job but both of them have other community duties. She raised the idea of dividing up the community in sections by streets and asking for volunteers to deal with only their own area. This suggestion was met with enthusiasm and several residents volunteered. It is hoped that the entire community can be covered in this way.

There was no further business. Cassandra Wry-Ridlinghafer moved to adjourn at 7:55. The vote was unanimous.