

Catalina Pueblo Association  
Board of Directors Meeting: December 5, 2016  
2565 E. Avenida de Maria

Present:

Board Members: Jean Paine, Bill Strang, Carol Sinclair, Scott Marsh,  
Doug Airulla and Connie Church

Not Available:

John Trang

The meeting was called to order at 5:35.

Scott moved to approve the November 2016 board meeting minutes. Bill seconded the motion. The minutes were unanimously approved.

Carol Sinclair, Vice President

Carol will contact the property management company of 2550 Maria and ask them to submit the pertinent information on the new renters who have recently moved in.

Doug Airulla, Treasurer

The board reviewed November financials. Two property owners have submitted their 2017 dues. This amount will be rolled over into 2017 income so that the entire \$81,000 (108 x \$750) will show in the correct year. The other unusual financial consideration is the 2015 and 2016 uncollected dues and the accruing penalties and interest for 6207 Minera, which is in probate. Since CP uses the cash accounting method, it was decided that when that money is collected (at the time of the sale of the property) the funds would be considered a windfall instead of having to change our accounting method to the accrual system.

Connie Church, Secretary/Lease Implementation Committee

Two former grandfathered rental properties have sold in 2016. The first property had three property owners apply for the privilege of becoming a rental property. The committee ranked the requests by earliest date of deed. The first 2 owners were not able to fulfill all requirements within the allotted time frame, so the 3<sup>rd</sup> ranked owners, John & Jude Trang, 2620 Cerrada Adelita, were given this privilege after fulfilling all requirements in a timely manner.

The second property had two owners applying. The first date of deed owner, Jill Atlas, 2610 Pueblo, has been granted the privilege of becoming a designated rental property after fulfilling all requirements

John Trang, Pools – given by Jean Paine

Jean reported that the Pool Committee met with three contractors regarding the replacement of the Adelita heater. All companies suggested using a Raypak Commercial Heater. The two best options are #1 approximate cost \$5,000, 84% efficient, 1 year warrantee and #2 cost \$11,000, 96-98% efficient, 3 year warrantee. All companies estimate that the difference in efficiency rating will save enough money within 4 years to offset the difference in cost and by year 5, the cost savings will be substantial. Jean called several properties that use the more expensive heater and was given very positive feedback. After much discussion, Carol moved to purchase the better unit. Bill seconded the motion, the vote was unanimous.

Jean further reported that the heater was dying at an alarming rate and that the water coming from the old unit was harming the adobe wall. There is a likelihood that the heater will not function until January when the new budget will take effect. Therefore the board discussed the advisability of borrowing funds from the Reserve to replace the heater in December in front of the holiday season. Carol moved to borrow from the Reserve a sum up to \$15,000 (the amount budgeted in 2017) to replace the heater ASAP. The funds will be paid back to the Reserve Fund no later than January 31, 2017. Scott seconded the motion. The vote was unanimous. Doug will make the necessary transfer and immediately pay Progressive a down payment of 50%. Progressive has scheduled the work to be completed before the holidays when Adelita's usage is at its peak.

Scott Marsh, Landscape/Architecture Chair

Scott presented Heather Lenkin's request for an extension to finish the landscaping that has already been approved. After discussion, Carol moved to approve a six-month extension (as per the request form's stated timeframe). Doug seconded the motion. The vote was unanimous.

Scott and Jean have been interviewing Landscape Architects and will be meeting with the LA Committee to select one to draft a design and oversee the Adelita Landscape Project. Work, which will include irrigation, plantings and landscape lighting will be done and funded over 3-5 years.

The LA Committee will be sending out letters to non-compliant properties (paint) in January. The 2016 committee divided the Pueblo into quarters for quarterly "walk a rounds" to ensure the entire community is checked each year.

New Business:

The 2017 Annual Meeting will be January 10 at Catalina Foothills High School. Registration will begin at 6:15 and the meeting at 7:00. Jean has contacted the school and insurance company.

Bill, Chair of the Nominations Committee updated the board on the committee's progress. There will be 4 officers as per the By-laws, 1 committee chairman and 2 Members-at-Large.

Jean reported on a meeting she attended regarding the proposed installation of an 18-foot high sign advertising Paloma Village Center (SE side of Campbell and Skyline). The shopping center owners are requesting a variance to the county restriction of sign heights. After much discussion and opposition by neighboring businesses and communities (including CPA) they were granted a 60-day continuance to gather public comments. Jean will keep the board informed of developments.

There was no further business. Bill moved to adjourn the meeting at 7:30. The vote was unanimous.