

Catalina Pueblo Association  
Board of Directors Meeting: November 7, 2016  
2585 E. Avenida de Maria

Present:

Board Members: Jean Paine, Carol Sinclair, Scott Marsh, Doug Airulla, John Trang and Connie Church

Not Available:

Bill Strang

The meeting was called to order at 5:30.

The minutes of the April 11, 2016 board meeting were unanimously approved.

Frank Bangs reported his ongoing dealings with Dennis Froehlich (Engineering Manager, System Wide Odor Control, Pima County Wastewater Reclamation Dept.) and Douglas Kirkland (Industrial Wastewater Control, Compliance and Regulatory Affairs Office, Pima County Regional Wastewater Reclamation Dept.). The issue under discussion is the Sewer Odor Complaint by Catalina Pueblo and possible solutions. The county has carried out tests and agrees that there are objectionable, nuisance-like sewer odors periodically present in the Adelita line since late 2003 and that they continue to negatively affect certain residential owners adjacent to that line. Parties agree that the odors are likely caused by a combination of (a) violations of the County's IWC regulations by food service facilities in the two tributary shopping centers and (b) sewer capacity constraints in the vicinity of Manhole No. 5403-01, resulting in peak flow surcharge conditions and sewer gas backpressure into upstream house connection sewers (HCS). The peak flows may also have caused actual sewage backups into several HCSs.

Frank has discussed with the county several solutions to the capacity constraint part of the odor problem: (a) installation at County expense of check valves in the rooftop plumbing vent stacks to prevent the escape of sewer gases introduced into the house plumbing drain system; (b) installation of backflow prevention devices in the exterior HCS to stop sewer gases from entering the house; and (c) possible reconstruction of the Adelita line at MH 5403-01 to eliminate surcharge conditions.

Frank has requested additional information from the county and from Catalina Pueblo owners along the corridors affected. He will continue to work with Pima County officials to reach a satisfactory conclusion and will report back to the board and community.

Carol Sinclair, Vice President

The owner of the rental at 6322 N. Calle de Adelita has provided the board with relevant information on her new renter.

Jean reported her conversation with bankers in charge of the property at 6207 Calle Minera. The house has been in probate since December 2015 and the possibility exists that it could remain so for another three years. Dues, penalty and interest will accumulate until the property is sold.

Doug Airulla, Treasurer

The board reviewed October financials. Doug, Jean and Connie will meet this week to begin the 2017 budgeting process. No dues increase will be considered at this time.

Connie Church, Secretary

No report.

John Trang, Pools

John presented a draft of needed improvements for the 3 pools. The board discussed and prioritized the listed items, agreeing that the most pressing need is the Adelita pool heater, which is failing. John and Jean will get firm bids. It was also agreed that a three-year plan was needed to accomplish everything identified.

Scott Marsh, Landscape/Architecture Chair

Scott reviewed LA projects requests and board action throughout the summer.

Wager window request: 6 yes, 1 no response

P. Maxon drainage request: 5 yes, 2 no response

Lefebvre trellis and drainage request: 6 yes, 1 no response

R. Carden exterior landscaping: 4 yes, 1 no, 2 no response

Scott will schedule a "walk around" with his committee to identify any non-compliant properties especially regarding painting non-compliance. He will then contact the relevant owners via post.

Scott distributed a photo of Rhus Lancea and explained that this plant was invading CP and we should be aware of the problem.

Scott reported feedback received from residents about preferences regarding the Minera common area. It was widely agreed that no functional uses should be made of the property. On-going landscaping and maintenance was supported.

Scott proposed monies budgeted for 2017 Landscape/Architecture be concentrated on funding a master LA plan and whatever monies remain after that is accomplished be spent at Adelita, as identified by the master plan. To that end, Scott and Jean will meet with 3 landscape architects and choose one to do the master plan.

New Business:

The 2016 Holiday Party will be held December 10 at the home of Art & Pixi Lewis. Leilah Schou, their sister-in-law who lives in the house when the Lewis's are away will host along with the Board. Carol will again provide a baked ham and Champaign Mustard Sauce. Jean will provide baked salmon and wild rice and Connie will make Beef Bourguignon, and green salad with mixed berries. We will ask the community to bring desserts.

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 will contact the school and insurance company. Jean appointed Bill Strang, Carol Sinclair and Dan Peters to the nominations committee.

The next meeting will be Monday, December 5 at 5:30. Location TBA.

There was no further business. Connie moved to adjourn the meeting at 8:10. The vote was unanimous.