

January 10, 2017 – Catalina Pueblo Assoc. Annual Meeting

The annual meeting of the Catalina Pueblo Association was held, Tuesday, January 10, 2017 at the Catalina Foothills High School, Seminar Room House 1, 4300 East Sunrise Drive. The doors opened at 6:15 and President, Jean Paine, called the meeting to order at 7:00.

After announcing a quorum with 58 properties being represented, she announced that Frank Bangs, Beverly Edminster, Bill Ridlinghafer and Connie Church were elected to the board of directors for 3-year terms of office. Jean also announced the 2017 proposed budget was approved.

Jean asked if there were any additions or corrections to the 2015 Annual Meeting Minutes. There were no suggested changes. Pat Weigand moved to approve them as submitted. Bob Garrett seconded the motion, the vote was unanimous.

Reports by 2016 Members of the Board of Directors:

Jean Paine, President:

Welcome to the 2017 Annual Meeting, which recaps 2016 life in the Pueblo. It is my feeling that it has been an extremely successful year. We have been able to accomplish many things, the most obvious being the Adelita renovation. I want to thank the current board for their dedication, hard work and the pleasure they have been to work with. Special thanks to our 3 retiring board members: Thank you Bill Strang, as a Member at Large, you have done many projects including researching LED lights for our light posts, rain water harvesting and always being the calm voice of reason whether you are in the Pueblo or Minneapolis. Thank you Carol Sinclair, whom I believe may be the longest serving board member in the history of CPA. As Vice President, she oversaw rental properties and title transfers. Sadly, I can only thank Scott Marsh in absentia. What a joy to work with, smart and fun . . . can't beat that. I also want to thank Connie Church for re-upping . . . fool that she is.

I want to welcome our 10 new 2016 homeowners:

Russ and Glenda Melin
Heather Lenkin
Mike & Jane Wattis
Eric & Jeannie Wager
Stuart & Eleanor Chancellor
Russ Carden
Susan Tipling
Daniel Castro-Pereiro
Patsy Dickens
Joey Tanner Barbee

As a note of interest, we had 7 new homeowners in 2015 and 8 new homeowners in 2014 for a total of 25 out of 108 homes in the last 3 years. Let us all welcome our new neighbors.

Social:

We had a highly successful Holiday Party – over 80 attendees. The weather, the house, the food and the company were terrific. Thank you Leilah Schou, and Art & Pixi Lewis for sharing your home with us.

In March, we will again have the Tapas Tour. This event has become extremely popular. We all enjoy seeing our neighbor's homes and enjoying their company. There will be three homes again this year. They will be announced in the February newsletter.

We need your help to identify folks who are willing to chair the Cinco de Mayo and/or the Halloween Party. Please contact a board member if you can chair or help.

Without so many wonderful volunteers, this community would be in a bad way. So I have one more group to thank . . . the wonderful folks who make sure our light bulbs are burning. About a year ago we asked people to volunteer to monitor the street on which they live so this job is more manageable and no one has to babysit 108 light posts.

Thank you . . .

Terry Temple & Dan Bares (Pueblo)

Marti Greason & Olive Mondello (Maria)

Mike Rockwell (Adelita & Cerrada Adelita)

Jeff Soder & Scott Marsh (All of Posada)

2017: Marianne Van Zyll – Posada from Campbell to Adelita

Russ & Glenda Melin – Posada from Adelita to Skyline

Pat Weigand (Minera)

Judy Mott (Caballo & Cerrada Caballo)

2017: Jay Book & Nancy Meister

I do Campbell

I am looking forward to another great year in Catalina Pueblo.

Carol Sinclair, Vice President

We now have 10 rental houses. One rental is on the market for sale which will leave an opening for someone to apply to ret their home. It has taken 9 years to reach our goal of 11 rentals. I believe it as been worth the wait.

One home has not been occupied for many years and is no longer considered a rental.

The roads are in good condition and should stay this way for several years. They are far better than the county roads.

After several years as a Board Member, this is the year I step down. Thank you all for your support. It has been a wonderful experience. I thank all the Board member's as well. They have been wonderful to work with.

Doug Airulla, Treasurer

Introduction

The Pueblo's budget for fiscal year 2016 was \$106,600. This projected amount included HOA dues collection of \$81,000, title transfer fees of \$1,600, and a 2015 fiscal roll over of \$24,000. The starting checking account balance on January 1, 2016 was \$22,876.94. The starting reserve account balance on January 1, 2016 was \$50,300.22.

Total Income

Total income for 2016 was \$108,601.94. This exceeded the budgeted amount by \$2,001.94 as a primary result of additional home sales during 2016 that produced five unexpected title transfer fees (5 fees @ \$400 per/fee). In conclusion, the additional fees had a net positive effect on cash flow.

Total Expense

Total expense for 2016 was \$101,141.73. This exceeded the budgeted amount by \$541.73 and can be attributed to cost associated with unanticipated plumbing repair as a part of the Adelita Rehabilitation Project. Breakdowns of the expense categories include Administrative with \$4217.98. Insurance costs for the Pueblo consumed 62% of that total or \$2,615. Neighborhood Activities consisting of party supplies and expense of \$2,003.93 that supported the various social events for the year. Recreational (Pools) is the largest expense category for the Pueblo and we incurred \$33,602.26 in total. The primary subcategories within our pool expense are attributed to chemicals, preventative maintenance, and the electric and gas utilities.

Additionally, we undertook the capital project of restoring the Adelita Pool and common area around the pool with the intent of preserving its functional and aesthetic value for years to come as an asset to the community. Expense associated with the Adelita Restoration Project totaled \$52,079.19. This exceeded the budgeted amount by \$3,079.19 and can be attributed to the discovery of compromised plumbing during the demolition process, extension of the decking area, and advisement from the vendor and pool committee to restore the shower stall concurrent with the overall rehabilitation project.

Summary

The Pueblo ended the year by funding the reserve account \$5,960.21. This amount was short \$39.71 of the reserve contribution goal of \$6,000. The fiscal year- end balance in the reserve account is \$56,275.49. Overall, the Pueblo succeeded in maintaining financial discipline for 2016 by thoroughly

vetting the Adelita Restoration Project bids and selecting a vendor with a reputation for delivering excellent results while staying within the expected project cost. This scrutiny resulted in the Board meeting the deliverable to fund the reserve account while undertaking an enormous project that consumed 48% of the total income for the year.

Looking ahead, I envision another positive year in 2017 by making a prudent contribution to our reserve meeting the Pueblo's financial goals of funding future capital projects that maintain our infrastructure and mitigate financial risk to the Pueblo.

Connie Church, Secretary

First I'd like to thank Lee Strang and Pat Weigand for collecting dues and ballots at the registration table tonight.

Welcome Books

Jean and I had the pleasure to personally welcome our 10 new neighbors to the Pueblo last year. Each received a Welcome Book that included our governing documents and other pertinent Pueblo information.

Directory

We will be emailing a working copy of the 2017 directory for your corrections and additions later this month. The goal is to have it ready for distribution in early February.

Thank you to David Scott Allen for doing the cover and Bob & Ursula Garrett for marking the walking trails and graphics on the map.

Newsletters

Thank you to the following:

Pat Weigand: Spotlight on a Neighbor and periodic articles on far reaching and always interesting articles

Mark Sammons – Garden Gallimaufry

David Scott Allen – Pueblo Recipes

Javelina Express

Thank you Marti Greason, Marianne Van Zyll and Cassandra Wry-Ridlinghafer

Website

Thank you Terry Temple for allowing us to use your wonderful photos on the website.

Landscape/Architecture given by Bill Strang, Member-at-Large

2016 was an unusually busy year for the Landscape/Architecture Committee due to both current and new residents upgrading and remodeling their homes. Although at times, it seemed like there were trucks and noise everywhere, in the long run, it will be a plus for the Pueblo. The nicer our properties look, the better it is for everyone's property values.

Scott developed a plan to divide the Pueblo into 4 segments so the Landscape Committee would review one area each quarter and remind owners as necessary about maintaining their property according to the CCRs.

The Board wants to remind us all of how necessary it is to review the CCRs when planning to do improvements to our homes. We are very fortunate to have a unique Mexican Colonial architecture style in the CPA, which provides to the value of our homes and that is why many of us purchased our homes here. It is important for us to maintain the integrity of the architectural design.

This year, 2017, we plan to continue improving the common areas. We are in the process of interviewing and selecting a landscape architect to provide us with a 5 year plan for Adelita, both inside and outside the pool walls. The plan will include upgrading and replacing the irrigation system, planting native bushes, flowers and trees that will add visual interest and shade. The plan will also include lighting and working with the Pool Committee to upgrade the Ramada.

On behalf of the board, I would like to publically thank Scott Marsh for his excellent work and dedication to the LA Committee and all of Catalina Pueblo. Although he was only here a short time, he was a great board member and a pleasure to work with. Needless to say, we will all miss him.

On a final note, I am pleased to announce the 2017 LA Committee: Jo Ann Marcus, Mark Sammons, Gail Reich, Lee Strang, Jeannie Wager, Warren Edminster.

Pools, Jean Paine for John Trang

Needless to say, this has been an incredibly busy and productive year at Adelita Pool. For four months, Adelita was closed for renovations. At the end of the 4 months, we now have a beautifully upgraded facility. Adelita is now a major asset that shows this community is willing to invest in itself and improve its common areas.

All of this could not have occurred, as I've mentioned in previous newsletters, without the help of numerous residents, including Pool Chair, John Trang, Marti Greason, Mike Rockwell, Lee Strang, Aldine von Isser, and Sherry Henderson.

If that wasn't enough to keep everyone busy, it was discovered in November, that the aging heater was leaking water and could no longer be repaired. After contacting 3 vendors and extensive research the board decided to have installed a highly efficient Raypak heater. We have been assured that Adelita's gas bills will begin to decrease immediately. Thankfully, the heater was installed in December so we did not have to face the possibility of closing the pool during the holidays.

Many thanks to our small, but hard working committee, Marti Greason, who filled in as construction chief when both John & I were not available and also oversaw the installation of our beautiful new shower. Thanks to Mike Rockwell for making sure our thermometers and pool clock function. Mike is currently researching a new type of cover to replace the blue bubble plastic, which has been problematic. Also, thanks to Sherry Henderson for keeping an eye on our pool furniture and other pool related issues. If anyone would like to join the Pool Committee, we would welcome you with open arms!

Jean asked for questions or comments:

Walter Stackman passed out photos showing a large palm tree and pyracantha planted in his neighbor's yard. He feels the board should force the owner (6231 N. Campbell) to have them removed. Joe Thompson suggested that Walter could cut any of the pyracantha branches that have encroached his property. Gregory Mathews, who lives on the other side of the property said some of his trees block her view and requested to board to have them removed. It was pointed out that the board didn't have authority to force a property owner to remove large specimen trees just because the neighbors didn't like them. Jane Hamilton said that a palm tree at her previous house was hit by lightning and caused a lot of damage. Walter said he had contacted the fire department about the palm and they told him to have the board demand the owner remove it. Jean Paine asked Walter to have the fire department write the board stating that the palm is a fire hazard and should be removed. The board would then notify the owner that the palm must be taken out.

There was no further business. Sherry Henderson moved to adjourn, Pat Weigand seconded the motion. The vote was unanimous.