

Catalina Pueblo Association
Board of Directors Meeting: April 10, 2017
2433 E. Avenida de Posada

Present:

Jean Paine, Frank Bangs, Bev Edminster, Bill Ridlinghafer, John Trang and
Connie Church

Not Available:

Doug Airulla

The meeting was called to order at 5:45.

John moved to approve the March 2017 board meeting minutes as submitted. Frank seconded the motion. The minutes were approved unanimously.

Officers and Committee Reports:

Jean Paine, President

Jean explained that all email votes, i.e. Landscape/Architecture projects, will be reviewed at the next board meeting so they will be officially recorded in the minutes.

Jean will notify the owner at 2596 Maria that his tarp is out of compliance and that his project has exceeded the 6-month deadline.

Frank Bangs, V.P.

Frank continues to be in contact with Pima County regarding sewer odors. The county's extraction device seems to be working and Frank remarked how attentive the county has been.

The Paloma Village sign was approved by the County with the stipulations requested by the ad hoc committee of interested parties of which CP is a member. Work on the sign has not begun, as the Paloma Village Association has not officially approved it. Frank will continue to monitor.

We have not received a response from Rushmore Loan Management Services Regarding the Johnston property at 6207 Minera. Frank will try to contact them by phone. Frank is in the process of filing a Notice of Claim of Lien on the property with Pima County.

The board has received a complaint regarding possible unsafe conditions in a rental unit. Frank has been in touch with the tenant and will send a letter to the property management company and owner when the tenant has vacated at the end of her lease.

The distribution of the Foothills News by Tucson Local Media was discussed. It was agreed that Frank contact them to request delivery be stopped to CP residents.

Frank will work with Connie to develop a photo spread for Plaza Colonial landscape discussions.

Doug Airulla, Treasurer

As Doug was unavailable, Connie reported that all expenses are in line and a transfer fee was received for 2651 Posada. Two more transfer fees are expected in April.

Connie Church, Secretary/Communication Committee

Nothing to report.

John Trang, Pools Committee

John reported that pool utility costs are down from previous years and cited the new heater as the likely cause.

John and Mike Rockwell are researching short patio tables to be placed between lounges in the hopes of eliminating suntan oil spills on Adelita decking. They are also looking for a replacement for the "deep end" ladder that is damaged. He suggests either buying a replacement (estimated \$370) or replacing treads. After discussion, it was decided that a replacement would be the best option. John will follow up.

The lights at Caballo Pool are still not working even after Jean tried a special socket. John will now arrange for an electrician to remedy the situation. John will also replace the hose at Adelita and buy and install a hose wall mount.

John will survey pool signs and let Connie know which needs to be replaced.

Beverly Edminster, Architecture

The Wager solar project was approved and the owner notified.

The Garrett window and carport cabinet request was approved and the owner notified.

The Church request to change the color of her garage door from Spanish White to Weathered Brown was approved.

A new resident has requested a meeting regarding a garage conversion. Bev, Warren Edminster, Mark Sammons and Jean will meet with her and her builder on April 22.

Adelita Roof: Jean reported that Warren found a third company to look at the Adelita Ramada roof, offer their suggested solution and give us a bid. Jean will compile a report and distribute to the board for discussion and vote.

Bill Ridlinghafer, Landscape

The Airulla project as been approved and the owner was notified.

New Business:

John reported that his parents-in-law have vacated their rental at 2620 Cerrada Adelita due to illness. He requested a variance to Rule 9.2 Yard Sales "held in connection with the sale of a home". Connie moved to grant the exception for a one-day sale due to illness. Bev seconded the motion. The vote was 5 "yes" with John abstaining.

There was no further business. Bev moved to adjourn the meeting at 7:00. The vote was unanimous.