

Catalina Pueblo Association  
Board of Directors Meeting: December 4, 2017  
2575 E. Avenida de Posada

Present:

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

The meeting was called to order at 5:30.

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

### **Officers and Committee Reports:**

#### **Jean Paine, President and Frank Bangs, Vice President**

##### **Jim L. Johnston Property, 6207 N. Calle Minera.**

Jean, Frank and Connie met with Christopher Rivera of RealtyOneGroup on November 30<sup>th</sup> to discuss CPA CCR violations that should be rectified before Rivera starts advertising this property for sale. They are as follows:

1. Have power and water restored
2. Drain and clean pools
3. Remove four dead palm trees and have all trees inspected and treated for termites and other pests.
4. Remove the nine white, five-globe outdoor lighting fixtures
5. Paint the high gloss white finials on the patio walls the approved color, DEC724 "Spanish White"
6. Repaint high gloss white fountain outside walls DEC724.

Frank will follow-up with Pima County's Development Services /Building Codes staff regarding lumen measurement methods and possible violation of their lighting ordinance regarding the above mentioned 5-globe fixtures.

Frank will form a committee to review our Bylaws and Rules and recommend any changes identified.

#### **Doug Airulla, Treasurer**

Doug reported that all expenses are in line through the November statements except Tucson Electric, which is over budget by \$1,259.26. It was discovered that both November and December bills were paid in November so this overage is the final amount for 2017. John was asked to have TEP check the meter.

Doug reported that Linae will have the final 2017 accounting ready for distribution at the Annual Meeting.

**Connie Church, Secretary/Communication Committee**

Another rental slot vacancy is now available as 2631 Avenida de Posada closed as expected. The application deadline is January 10.

Maureen Maxon's application to rent her home (slot opened by sale of 2620 Pueblo) is first in line with the oldest deed. The board must receive her decision to proceed and a copy of her deed by December 12.

Doug was asked to write a Water Harvesting article for the newsletter.

**John Trang, Pools Committee**

John recommends extending pavers on the north side of Adelita. Work will be done in December.

John will be away for the Annual Meeting and has asked Mike Rockwell to give his report.

**Beverly Edminster, Architecture**

Bev reported that the request from the owner of 2610 Avenida de Pueblo has been changed and will be reviewed when an updated request form is received.

Bev reported that Warren contacted a road contractor he has worked with in the past about our roads. There are several options and the work could be completed in thirds, as money is available. He will get rough estimates of costs for different options.

**Bill Ridlinghafer, Landscape**

The gravel sample to be laid around the pavers at Adelita was approved. Bill will have the work done in December. He will also have Francisco replace the irrigation at both Caballo and Adelita this month. Also, plants will be added in the NE corner of Adelita.

**New Business:**

The next board meeting will be immediately after the Annual Meeting and will consist of electing officers, the President appointing committee chairs and voting on December minutes.

It was agreed that regular 2018 BOD meetings would be held on the second Monday of each month to give Linae more time to prepare financial reports.

There was no further business. John moved to adjourn the meeting at 7:40. The vote was unanimous.