

Catalina Pueblo Association
Board of Directors Meeting: February 6, 2017
2568 E. Cerrada Caballo

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 5:30.

John moved to approve the January 2017 board meeting minutes as submitted.
Frank seconded the motion. The minutes were approved with a vote of 5 yes and 1
abstention.

Jean welcomed the new members of the board.

Officers and Committee Reports:

Frank Bangs, V.P.

Frank reported new developments in the ongoing sewer odor issue. The
County Sewer Dept. has taken action in two ways: enforcement (monitoring
restaurants to the north of us to ensure they comply with grease trap rules)
and equipment (installed vacuum apparatus on sewer line to exhaust
pressure, evacuate and clean odor – the vent is located in the Posada median
covered by an artificial rock and powered by solar).

Frank will research the apparent transfer of title of the Johnston property.
Frank will then correspond with the new financial institution outlining
financial obligations (dues, penalties and interest in excess of \$2,300) and
out of compliance issues.

Doug Airulla, Treasurer (report given by Connie)

All dues, except the above referenced Johnston property, have been collected
in a timely fashion. 2016 Reserve Transfer has been completed. The 2017
Proposed Budget was handed out.

Connie Church, Secretary/Communication Committee

The 2017 Directory should be received from the printer within the next few
days.

John Trang, Pools Committee

John reviewed recently completed Adelita Pool projects (heater replacement,
new gates to mechanical area installed, new spa cover and thermometers)

and thanked those committee members and board members who were responsible. He outlined projects to be completed in 2017 and 2018 including the adobe wall and Ramada repair. Projects for Caballo and Minera Pools were also reviewed.

Landscape/Architecture:

Since December board meeting: Connie

- Anne Green – emergency plumbing request granted.
- Charlie & Carol Smelcer/Jill Atlas – replace windows and trim painted Weathered Brown request granted. (conformed to Rule 2.2.2)
- Larry Desmond/Teresa Longoria – replace driveway with concrete pavers and line parking area with same pavers – request granted (conformed to Rule 2.2.4)
- Heather Lenkin – spread earth colored pea gravel on front and side yard – request granted (conformed to Rule 2.4.2)

Since January board meeting:

Bev Edminster – Architecture Committee

- Joe Sheppard submitted a request for roofing his Ramada covering side patio. The committee will continue to work with him on the project.

Bill Ridlinghafer – Landscape Committee

- The Landscape and Architecture committees will do their first quarterly “walk around” on Friday, February 10 at 2:00

Old Business:

Jean Paine: Paloma Village Center’s new owners were given another continuance to present a third design for their proposed sign on the corner of Campbell and Skyline. The first design called for an 18-foot high sign that was strongly opposed. The second design called for an 18-foot long sign that also met with opposition. There will be another meeting next month that Jean will attend.

There was no further business. John moved to adjourn the meeting at 6:55. The vote was unanimous.