

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

Present:

Jean Paine, Frank Bangs, Bev Edminster, Doug Airull, John Trang and Connie Church

Not Available:

Bill Ridlinghafer

The meeting was called to order at 5:40.

Bev moved to approve the February 2017 board meeting minutes as submitted. Doug seconded the motion. The minutes were approved unanimously.

Officers and Committee Reports:

Jean Paine, President

Jean thanked the Landscape Committee for doing an excellent job of walking the paths and washes and identifying areas to be cleared in order to provide ease of access. In addition, both Landscape and Architecture Committees inspected the first quadrant of properties to identify areas of concern. She said emails and letters have been sent requesting whatever work was required and reported a good response from most homeowners.

Jean reported that the Adelita Pool Ramada roof has been prioritized for needed repairs. She has received two different proposals and Warren Edminster; a member of the Architecture Committee, will contact a third company. It was decided that it will take two weeks to gather information, then the Architecture Committee will rate bids and scope of work needed and make a recommendation to the board. The board decided that work should commence after Minera Pool was open so that Adelita could be closed during construction.

The lights at Caballo Pool are not working. Jean will try a special socket and if that doesn't work, she will turn over the project to John to work with an electrician. Also, she asked John to either fix or replace the hose at Adelita Pool.

Frank Bangs, V.P.

Frank reported on the Paloma Village Center's original 18 foot-high sign request. He has been working with an ad hoc association of interested parties including the Catalina Foothills Association and four additional HOAs that

will be impacted by a final decision by the five-person board of adjustment of District 1.

Jean and Frank attended the third meeting with the sign company, Pima County staff and the ad hoc association of interested parties. Pima County approved installation of an 11 foot, 1 inch high sign that will use the current base style. It will contain the name and logs of the current nine occupants. Frank will stay in touch with the other impacted parties until final installation is complete.

Frank will continue tracing the new management company(s) that now represent the JJ Johnston property. He will work with Jean and Connie to send formal letters outlining past due annual fees and penalty/interest in the amount of \$2,382.42 through March 2017 as well as violations of CPA CCRs and Pima County ordinances.

Doug Airulla, Treasurer

Doug will ask Gene Gieseler to do the annual review of the 2016 financials. Doug suggested that we prepare a Reserve Study presentation for the January 2018 annual meeting.

Connie Church, Secretary/Communication Committee

The Arizona Corporation Annual Report has been filed.

John Trang, Pools Committee

John reported that he found and applied a special plaster poultice to the oil stains on Adelita Pool's new decking. It appears to have drawn out the stains as advertised. He also noted that there are rust stains on the pavers from the black wrought iron chairs. Jean has replaced the plastic feet, which should stop rust from forming.

John reviewed the damage to the adobe wall behind the Adelita heater. We have received a \$600 estimate to repair it. John Moved to schedule the work ASAP, Doug seconded the motion. The vote was unanimous.

John asked that a "no outlet" sign be placed at the entrance of the West cul-de-sac of Maria to deter cars of entering then turning around to exit. If it appears feasible, Connie will design and order when the pool signs done.

There was no further business. John moved to adjourn the meeting at 6:50. The vote was unanimous.