

Catalina Pueblo Association
Board of Directors Meeting: November 7, 2017
2568 E. Cerrada Caballo

Present:

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

Not Available:

The meeting was called to order at 5:35.

John moved to approve the April 2017 board meeting minutes as submitted. Frank 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.

Holder of note acquired from HUD in December, 2016 foreclosed on its interest November 2, 2017. The entity holding the note bid in at the minimum sales price of approximately \$495K; there were no other bidders.

The foreclosure wiped out our lien for unpaid 2015-2017 assessments. However, now that the note holder has title to the property, they are subject to assessments beginning in January, 2018. Jean and Frank consulted with attorneys with expertise in foreclosure actions and HOA law. Both concurred with our conclusion that cost, legal and practical realities precluded a foreclosure of our lien.

Follow up actions: We will prepare to send out our 2018 assessments to the new owner. We will also pursue an enforcement action against the condition and architectural violations of the CCRs/Rules, seeking fines for non-compliance. Assuming the new owner seeks to sell the property, we want prospective owners to know of the enforcement issues.

Jean and Frank have continued to monitor a proposed Paloma Village Center sign to replace the existing sign at the corner of Skyline and Campbell. Many of the preferences expressed by the ad hoc committee (including CP) have been incorporated into the new design, including smaller size and architectural details echoing the design of other existing signs and the shopping center. Frank and representatives of the other affected

neighborhood groups will monitor a new County application to ensure the tentative agreement on changes is implemented.

Jean, Frank and CP resident, Heather Lenkin, met with other interested parties regarding the property for sale at the southeast corner of Skyline and Posada, which borders Skyline Condominiums and Catalina Pueblo. They were able to identify numerous concerns (e.g., access, floodplain and native plant protection) regarding the proposed use of the property, which present potential obstacles to development. They will research these regulatory and feasibility issues and report back to the board.

Today, Jean and Frank made a PowerPoint presentation to the Pima County Transportation Advisory Committee asking for the repaving of Avenida de Posada. They were able to meet representatives on the Committee from our supervisorial district as well as other Committee members who have the authority to recommend the allocation of funds for repaving and repairs of local streets. Because the amount of money currently available for local street maintenance falls far short of the documented need, County staff has recommended that the available funds be applied to streets classified as "Poor." Such streets can be upgraded to a "Good" classification with less expensive seal-coating, while streets classified as "Failed" require complete repaving. Most of Avenida de Posada bordering CP is classified as "Failed." It is hoped that the personal appearance, PP presentation and hard copies of the presentation distributed to the committee members will help in our ongoing quest to have Posada repaved.

Doug Airulla, Treasurer

Doug reported that all expenses are in line and transfer fees were received for 2621 Pueblo (Conant/Sankey), 2441 Posada (Hurtz/Frankel), 2620 Pueblo (Airzpuro/Omelas), and 6302 Caballo (Brecia).

After discussion about items for the 2018 budget, it was noted that there were several projects that should be completed in 2017 using remaining 2017 monies (\$3,200 Landscaping and \$3,200 Pools). Connie moved that John identify repairs and/or projects that he recommends be completed this year and send his prioritized list and the costs to the board via email. Bev seconded the motion, which passed unanimously. Frank moved to have Bill and his committee identify projects to be completed this year utilizing the remaining budget amount of \$3,200. John seconded the motion, which passed unanimously.

Connie Church, Secretary/Communication Committee

November 10, 2017 is the deadline for applications from owners who wish to be considered for the available rental slot that opened when 2620 Avenida de Pueblo sold. On November 11, the dates of deeds will be sorted and the

owner with the oldest dated deed will be notified. The owner(s) will then have 30 days to notify the board if they are able to meet the guidelines.

Another rental slot vacancy may be available in December if 2631 Avenida de Posada closes as expected.

John Trang, Pools Committee

John presented a list of repairs and projects that he feels should be considered for the three pools. This list will be used for 2018 budgeting as well as the remaining work to be accomplished in 2017.

Beverly Edminster, Architecture

Bev reviewed a request from the owner of 2610 Avenida de Pueblo to replace sliding doors. Bev moved to grant the request as presented. Doug seconded the motion; the vote was unanimous.

The 4th quarter “walk-about” by the joint Landscape and Architecture committees is scheduled for November 11 at 8:30.

Bill Ridlinghafer, Landscape

Bill presented a landscaping request by the owner of 2610 Avenida de Pueblo. After discussion of the topography and water run-off directions depicted on the drawing, the board requested more details regarding direction of the water drainage. No vote was taken pending receipt of more information. Bill will contact the owner.

New Business:

The next board meeting will be December 4th, 5:30 at Frank’s house.

The Annual Meeting will be January 9th at Catalina Foothills High School. Jean and Connie will contact the school and insurance company.

There was no further business. Bev moved to adjourn the meeting at 7:30. The vote was unanimous.