

Catalina Pueblo Association
Board of Directors Meeting: April 2, 2018
6325 N. Calle del Caballo

Present:

Board Members: Jean Paine, Doug Airulla, Frank Bangs, Bill Ridlinghafer,
Warren Edminster, John Trang and Connie Church

The meeting was called to order at 5:40.

Frank moved to approve the March 2018 board meeting minutes as submitted. Bill seconded the motion. The minutes were unanimously approved.

Officers and Committee Reports:

Jean Paine, President

Jean reported that she and Connie had a “Welcome to the Pueblo” dinner for 6 new owners on March 29. Another dinner for 5 more new owners is scheduled for April 14.

Jean will present the committee’s recommendations to broaden the pallet for exterior colors at the May meeting.

Frank Bangs, Vice President

The initial Rules and Bylaws committee meeting will be held April 22.

Frank discussed complaints of noise and odors from CP owners living on the north side of Avenida de Pueblo adjacent to Plaza Colonial with Diane Cain of Plaza Colonial’s management company. Possible solutions were explored.

Doug Airulla, Treasurer

The March financials were not available but will be sent out via email when received.

Warren asked for an update on investment strategies for the Reserve Fund. Doug will form a committee to further research and recommend possibilities to the board. Frank will ask Carolyn Goldschmidt what HOAs can legally do with a Reserve Fund.

Doug has given Gene Gieseler the 2017 financials to review. We should have report for May meeting.

Connie Church, Secretary

The owner who qualified as first in line to be granted rental status has supplied the necessary information and board approval is granted.

The 11th rental will again be advertised in the November 1st newsletter. This notification will be made annually until it is filled

John Trang, Pool Chair

John will arrange for the new lounge chairs to be moved to Adelita and the old chairs distributed to the other pools. The small wrought iron table and chairs at Adelita will be relocated to Caballo Pool.

John reported that three flow meters were installed at the three pools.

Warren Edminster, Architecture Chair

Warren summarized Helen Cook's request for solar installation. This was discussed and approved. It was decided that when solar requests are received, Warren will notify the board via email for comment before the committee approves.

Warren reported that Ken Conant and Jim Sankey's request for new windows and a front door was approved via email.

Bill Ridlinghafer, Landscape Chair

Letters and emails will go out to owners whose properties were inspected in the second quarter. All in all, properties looked good compared to last year's inspection.

Multiple violations were identified at 2556 Maria. A letter and photos will be sent via email and certified mail giving the owner 30 days to complete all necessary work. If the work has not been completed satisfactorily in that time, the board will arrange for the work and the resulting costs added to the owner's 2019 annual assessment. If not paid in a timely fashion, a lien will automatically be placed on the property.

There was no further business. Warren moved to adjourn the meeting at 7:25. The vote was unanimous.

The next board meeting will be on Monday, May 7th at 5:30 at John's: 2546 E. Avenida de Maria.