

Catalina Pueblo Association  
Board of Directors Meeting: December 3, 2018  
2433 E. Avenida de Posada

Present:

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

The meeting was called to order at 5:35.

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

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

#### **Jean Paine, President**

Jean reviewed details of the upcoming Holiday Party at Fred Stubenrauch's on December 8<sup>th</sup>. Jean, Connie and Lee Strang will provide the food and Gail Reich and David Holter have volunteered to help with set-up and cleanup.

#### **Frank Bangs, Vice President**

The Nominations Committee will be meeting this Saturday. Members are Frank (chair), Marti Greason and Gail Reich. *\*\*\*please see attachment to these minutes with final report from committee*

The Rules Revision Committee has recently completed its 4<sup>th</sup> meeting covering 17 topics. The sections on exterior color and pools are complete and the other sections are in working draft form. When completed, they will be presented to the board for discussion then will be presented to the community for input. The board will then finalize and vote.

Frank's research showed that the damaged adobe monument on the south side of Posada and Campbell is on the public right of way. He will attend the driver's court hearing to get insurance information, then turn over findings gathered to Catalina Foothill's Association so they can assume responsibility for repairs. Catalina Pueblo will arrange for Francisco to take care of plants damaged by the accident on the north side of Posada.

Frank and Jean continue to work with Catherine Jacobson (Foothills Condominiums) on the property for sale just south of Skyline on Posada. The price has been lowered to \$495k. Frank, Jean, Ms. Jacobson and Heather Lenkin hope to meet with Pima County to express concerns regarding development of the property.

#### **Connie Church, Secretary/Communications**

Annual Meeting packets will be ready to be emailed/delivered/mailed by mid-December.

**Doug Airulla, Treasurer**

Gene Gieseler is still reviewing the 2017 financials. Linae is prepared to supply all information requested to complete this review.

November financials and the proposed 2019 budget were distributed and discussed. We are on track to transfer not only the budgeted amount to the Reserve, but an additional amount as well. Year end financials will be ready to hand out at the Annual Meeting.

**John Trang, Pool Chair**

John received an estimate (AAA Pool Tile Cleaning) to clean tile at all 3 pools; Adelita \$750 and Minera & Caballo \$600 each. A decision to proceed will be made in 2019.

John will be out of the country for the Annual Meeting. Mike Rockwell will give his report.

**Warren Edminster, Architecture Chair**

Warren reviewed a request for solar at 2596 Maria. Permission has been granted.

John expressed concern about excess gravel on our interior streets that can be problematic for motorcycles. Warren will look into a street sweeper.

**New Business**

- The Annual Meeting will be held the second week of January as advised by the Bylaws. Tuesday is normally the day, however no seminar rooms at Catalina Foothills High School are available then, so the meeting will be Monday, January 14, 2019. Board members will give oral reports at the meeting and written reports to Connie for the Annual Meeting minutes.
- Extensive damage to Robert/RES's trash trailer caused by a CP resident placing branches in the trailer without alerting Robert was discussed. Further discussion ensued regarding his many years of uncompensated service to the community in general was followed by Doug's motion to give a one-time \$500 year-end gift to Robert. The motion was seconded by John and passed unanimously. Doug will send a check with a note.
- Frank moved that CP pay year-end gifts to our contractors: Francisco \$100 (cash), Virginia \$50 (cash), Allan (Progressive Pools) \$50 (gift card) and Linae \$100 (bill-pay disbursement). Jean will get \$150 cash using debit card and give to Francisco and Virginia and get gift card for Allan. Warren seconded the motion; the vote was unanimous.

There was no further business. John moved to adjourn the meeting at 7:10. The vote was unanimous.

*The next board meeting is scheduled for immediately following the annual meeting, January 14, 2019.*

From: Frank Bangs <frank.bangs@gmail.com>  
Subject: Report of the Nominating Committee  
Date: December 14, 2018 at 1:52:26 PM MST  
To: Connie Church <conniechurch313@gmail.com>  
Cc: "Paine, Jean" <oldlane1@yahoo.com>, Doug Airulla  
<airullad@yahoo.com>, John Trang <john.m.trang@gmail.com>,  
warren edminster <wedminster@gmail.com>

Connie,

At a previous meeting of the Association's Board, I was directed to form a nominating committee to identify and solicit candidates for Board vacancies to be filled by the membership at the annual meeting in January, 2019.

There will be four vacancies to fill, three by the expiration of the terms of existing members, and one by the resignation of a member before the end of his term. Those Board members are: Jean Paine, Doug Airulla, John Trang and Bill Ridlinghafer.

The nominating committee consisted of myself and Association members Gail Reich and Marti Greason. The committee met to identify potential candidates, and I have subsequently contacted those persons about their interest in serving on the Board. I'm pleased to report the following results of the Committee's search:

- Jean Paine. We are pleased to report that Jean has agreed to serve another term, and would accept the position of president.
- Patricia Weigand. Having performed excellent work on the Rules Revision Committee and having experience on HOA bodies elsewhere, Pat will be a welcome addition to the Board. She has agreed to serve as treasurer.
- Mike Wattis. Given Mike's long history as a successful commercial builder in the Tucson area, we will be fortunate to have his experience on the Board. He has agreed to serve as Pool Chairman.
- Joey Barbee. Although a newcomer to our community, Joey has extensive experience with management of private and non-profit entities. She has agreed to serve as Landscape Chair.

My thanks to Gail and Marti for their labors on the nominating committee.