

Catalina Pueblo Association
Board of Directors Meeting: February 12, 2018
2568 E. Cerrada Caballo

Present:

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

The meeting was called to order at 5:35.

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

Officers and Committee Reports:

Jean Paine, President and Frank Bangs, Vice President

Frank moved to go into executive session for a limited discussion on advice of counsel. John seconded the motion, which passed unanimously. Frank moved to return to open meeting after the discussion. John seconded the motion, which passed unanimously.

Frank will form a committee to review our Bylaws and Rules and recommend changes identified. He will report members and progress at the March board meeting. Before that meeting, he will distribute an updated list of potential changes.

Frank reported his communications with Catalina Foothills Estates and Foothills Condominiums on La Toscana Village's application to Pima County for sign variances. The shopping center at the southeast corner of Oracle and Ina applied to increase the three current 8-foot by 50 square foot signs to four 20-foot high by 140 square feet signs. Although the proposed La Toscana signs would not directly impact CP, Foothills Estates or Foothills Condominiums, a precedent would be set that could affect signage at Paloma Village. Frank will draft a letter in opposition to La Toscana's application on behalf of CP, Foothills Estates and Condominiums.

Bill reported complaints of wastewater from Plaza Colonial in wash on our side of the communal wall. Frank will explore and report at the next board meeting.

Doug Airulla, Treasurer

Doug reported that as of February 12, all dues have been collected except the home for sale at 2621 Posada. Those dues will come from a Title Company when the house sells.

Doug asked Jean to contact Gene Giesler and ask him to review our books as specified in By-laws Article IV Section 7 revised January 2014.

There was discussion of putting together an investment strategy for Reserve funds. Doug will form a committee and report back at the next board meeting.

Bill Ridlinghafer, Landscape

Bill reported that the combined Landscape/Architecture committee made their first quarter inspection on February 4th. All in all, the 1st quadrant properties were in much better shape than in 2017. Letters to homeowners with suggested work are in process.

Members of the Landscape Committee met with the new owner of 2631 Posada. She asked for committee help with the neighbor's oleanders overhanging her roof which prevents its recoating. Also, there is a termite infested, non-functioning trellis that she'd like removed. The owner of the neighboring property was notified and completion of this work was promised.

The pyracantha at Caballo Pool is severely infested with spider mites. Bill and Connie will meet with Bartlett Tree Experts tomorrow and arrange for treatment.

Connie Church, Secretary/Communication Committee

The deadline for receipt of leasing information from Maureen Maxon (slot opened by sale of 2620 Pueblo) is due by midnight tonight. If not received, the privilege will be offered to the owner who was second in line behind Maureen.

John Trang, Pools Committee

John distributed a spreadsheet of electricity usage for 2016 and 2017. It appears that Minera had significant increases year over year for May (paid 6/2), June (paid 7/6), October (paid 11/1) and November (paid 11/30). Discussion ensued about Minera being closed in October and November. John will research. Doug also reported that SW Gas had a significant increase in January's billing. John will research and report back.

John reported that the problem of sand in the spa has been fixed. Jean reported that it appears oleander roots are lifting the pavers around the spa. She will arrange for Francisco (roots) and Tony Scott (pavers) to fix this problem before it damages any spa equipment.

Warren Edminster, Architecture

Warren met with owner/tenants of 2610 Avenida de Pueblo regarding their revised kitchen remodel that will affect the exterior of the house. A Pima County permit has been granted and work has been approved.

Warren and Connie will meet with the owner of 2630 Cerrada Adelita about his request to raise the back patio walls and install a security gate. Results and recommendations will be distributed via email after the meeting.

The approved carport storage shed replacement at 6301 Adelita is being completed.

The requested rebuilding of the East side-patio steps at 6215 Adelita was approved.

The requested solar panel addition at 2433 Posada was approved as submitted.

John reviewed the board's desire to encourage solar and water harvesting projects, the long-term potentially negative visual impact of solar projects to neighbors and to the community, and the uncertainty regarding HOA jurisdiction over solar installation projects. He specifically requested that the architecture committee research AZ law and regulations regarding HOA jurisdiction over solar installations and develop guidelines consistent with current AZ statutes to be discussed and implemented by the board. He also requested that guidelines regarding water harvesting be developed for discussion and implementation by the board that would permit installations outside of existing patios as long as the potentially negative visual impact of the project could be remediated.

Jean reported that she and Frank discussed Arizona's Solar Law with Carolyn Goldschmidt at their recent meeting. She said that Arizona law bars HOAs from prohibiting the installation of solar. Some "reasonable" restriction of the placement of the panels is allowed, but HOA requests or guidelines cannot adversely affect either cost or efficiency.

Old Business:

Frank will contact the owner of 2782 Pueblo about electricity charges for lighting the CP sign on Campbell.

New Business:

The next board meeting will be the second Monday of March, (March 12) at Jean's beginning 5:30.

There was no further business. John moved to adjourn the meeting at 7:45. The vote was unanimous.