

Catalina Pueblo Association
Board of Directors Meeting: March 12, 2018
2585 Avenida de Maria

Present:

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

Owners present for a portion of the meeting: Jake Hurwitz and Doreen
Frankel

The meeting was called to order at 5:35.

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

Officers and Committee Reports:

Jean Paine, President

Jean reported that she is making arrangements to have new doors installed
on the cabinets at Adelita. In the meantime, the old doors were painted
Spanish White as an experiment.

Frank Bangs, Vice President

Frank has formed and will chair a committee to review the current Rules and
Bylaws and offer recommendations for updates. The committee members are
Pat Weigand, Dan Peters and Mark Sammons. Frank led a discussion of
potential Rules and Bylaws changes that will be discussed more broadly by
the committee. It is hoped that recommendations will be distributed before
the first board meeting in the fall so board discussion can proceed. If there
are proposed changes to the Bylaws, they require a vote of CP owners so they
must be distributed to the community with the Annual Meeting packet that
goes out in December.

Jean formed and will chair a committee to review the approved CP colors and
consider expanding the pallet. Members are Lee Strang, David Scott Allen and
Mark Sammons. This committee will send its recommendations to Frank's
Rules committee.

Frank will contact the owner of the property regarding electricity charges for
the Campbell entrance sign.

Paloma Village shopping center has not yet reapplied for a sign variance as
anticipated.

Frank researched complaints from CP owners living on the north side of Avenida de Pueblo adjacent to the Plaza Colonial parking lot about noise and odors, possibly caused by the power washing of restaurant vent hood grease filters and disposal of wash water into the drainage ditch on the south side of the center's wall. Frank will contact the center's management and report back on the results.

Frank attended a seminar hosted by our HOA attorneys Goldschmidt and Shupe. Of particular interest was an October 2017 Arizona Court of Appeals case regarding the statute governing imposition of fines for violations of HOA CCR's and Rules. Frank will distribute their handouts to the board via email.

Doug Airulla, Treasurer

Doug reviewed the February financials. The only concern is that the line item for Southwest Gas is higher than budgeted. John will ask the company for an inspection and report back at the April meeting.

Warren asked for an update on investment strategies for the Reserve Fund. Doug has been in contact with several investment professionals and reviewed those discussions. It was decided that Doug would 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 been in contact with Gene Gieseler who has consented to do our annual financial review within 7 days.

Connie Church, Secretary

The owner who qualified as first in line to be granted rental status failed to furnish the board with all information required by Rule 10. The board therefore was unable to approve the lease. John moved that she be given a two weeks extension to provide the information. Failing to do so will result in losing her eligibility to rent and the application process will pass to the other owner who applied (second oldest dated deed). Doug seconded the motion and it passed unanimously.

Details on the March 17th Tapas Tour were reported.

John Trang, Pool Chair

Pima County Health Dept. visited the three pools. They reported several small violations. These will be rectified immediately.

John reported that the water lights have been left on several nights. He will find a timer to install on the switch so that they turn on and off automatically, dusk to 11:00 p.m.

Eight new lounge chairs were purchased. It was decided to install them at Adelita Pool and distribute the old Adelita lounges to the other two pools. It was also decided that the small wrought iron table and chairs should be relocated to Caballo Pool.

Warren Edminster, Architecture Chair

Warren reported that Dr. Castro's solar request was approved and the panels have been installed.

Warren will form a committee to study CP interior roads and develop a timeline and cost estimate. This information will be used to determine the necessity of requesting a dues increase. The hope is that the committee will have results in early autumn so that it can be presented to the community and discussion can take place in advance of the Annual Meeting ballot distribution.

Bill Ridlinghafer, Landscape Chair

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

Bill and Warren will schedule the second quarter walk-about.

The first of two treatments to suppress spider mites on the Pyracanthas around Caballo Pool was done February 26th. The next treatment is scheduled for May 14.

There was no further business. Connie moved to adjourn the meeting at 8:00. The vote was unanimous.