

Catalina Pueblo Association  
Board of Directors Meeting: May 7, 2018  
2546 E. Avenida de Maria

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 5:35.

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

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

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

Jean presented the proposed color changes to expand the current authorized colors as per Rule 2.2—2.2.1-2.2.2

#### 2.2. Home Design Standards.

2.2.1. Building materials. The predominant building materials used in the construction of Catalina Pueblo homes are:

- (1) Building walls: stucco on concrete masonry and unstuccoed burnt adobe.
- (2) Patio walls: unstuccoed burnt adobe, and stucco on concrete masonry with burnt adobe coping and decorative details.
- (3) Patio and carport roofs, supporting posts, shade structures and window lintels: wood construction.
- (4) Exterior storage areas and carport enclosures: vertical wood siding.
- (5) Parapet wall coping: burnt adobe and formed concrete.
- (6) Windows, doors and sliding doors: steel casement, wood and aluminum.
- (7) Roofs: Clay tile for visible pitched porch and building roofs; laid up construction for flat porch and building roofs behind parapets.

2.2.2. Exterior colors. Generally, burnt adobe walls are left in an unpainted condition. Stuccoed walls and concrete coping are painted “Spanish White.” Wooden patio supporting beams and roofs, window lintels, patio shade

structures, doors and door trim are painted “Weathered Brown.” Windows and window trim visible from the exterior of a home are generally painted “Weathered Brown,” but alternative colors such as “Spanish White” or turquoise are permitted with the approval of the Board.

Approved colors are: Dunn Edwards Spanish White – DEC 724, Dunn Edwards Weathered Brown – DEC 756, Dunn Edwards Reef Encounter – DE 5733

**Proposed new Rule 2.2**

2.2.2.a. Exterior colors

Burnt adobe block walls (houses and patios)

Unpainted (they require periodic clear-coating).

Stuccoed walls and concrete coping

Painted Dunn Edwards *Spanish White* DEC 724.

Exterior woodwork including doors and door trim

Dunn-Edwards *Weathered Brown* DEC 756

Gutters

Dunn-Edwards *Weathered Brown* DEC 756.

Original metal window frames and casements

Black.

Replacements may be factory-applied black or nearest available color to *Weathered Brown* or *Spanish White*.

Front doors

May be finished natural or stained wood.

Garage doors

*Weathered Brown* DEC 756.

*Spanish White* DEC 724.

Ironwork and metal work

Black.

2.2.2.b. A selection of alternative colors may be used with permission of the board, as follows:

For an accent on a single stucco wall, and foundations within entry patios and back patios:

Dunn Edwards *Weathered Saddle* DE5187.

Dunn Edwards *Secluded Canyon* DE5186.

For stucco “eyebrows” (*toldos*) above windows:  
Dunn Edwards *Dry Creek* DE6122.

For porch ceilings (planks only; not rafters, joists, beams or posts):  
Dunn Edwards *Sparkling River* DE5763.  
Dunn Edwards *Dry Creek* DE6122.

For window frames & casements, and door frames:  
Dunn Edwards *Mediterranean Sea* DE5830.  
Dunn Edwards *Teal Me No Lies* DE5732.  
Dunn Edwards *Reef Encounter* DE 5733 (*current approved color*)

Discussion followed:

The expanded pallet of “whites”, proposed colors for porch ceilings, and trim color of *Teal Me No Lies* were accepted without exception. Connie moved to approve the committee’s recommendations. Warren seconded and the vote was unanimous.

The expanded trim color of *Mediterranean Sea* was discussed at length. Connie moved to approve as recommended. Jean seconded. Four votes: yes; Warren: no; John and Doug: abstained. The motion passed.

Jean presented the Wattis’ request for a variance on Rule 6.2 so they could adopt a third dog.

6.2. Number and Type of Pets. A Resident may keep no more than 2 dogs or 2 cats or one of each.

After much discussion it was decided that the board should not make this exception as doing so would make it impossible to turn down future requests thereby making the rule unenforceable.

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

The initial Rules and Bylaws committee (Frank: Chair, Mark Sammons, Pat Weigand, Dan Peters) held their first meeting April 22. They will work throughout the summer with the goal of presenting a draft for board consideration next fall. The new Rules will be presented to the community for comment before the board takes any action.

Frank again discussed complaints of noise and odors emanating from Plaza Colonial. He will continue to work with Diane Cain of Plaza Colonial’s management company.

The management company for the Ina/Oracle (Safeway) shopping center is requesting a variance to erect a 20 feet high and 140 square feet sign. Frank is working with other concerned parties to oppose the variance as it could set precedence for the shopping center on the south/east corner of Skyline and Campbell directly impacting Catalina Pueblo.

### **Doug Airulla, Treasurer**

Doug reviewed the April financials. He asks that each board member identify projects that they wish to pursue and report at the November board meeting. We should have financials through October by then so will be able to approve and budget for 2018 projects to be completed by end of year.

Warren asked what progress had been made on investing Reserve moneys. It was decided that Jean would discuss possibilities with different investment councilors and report possibilities for discussion at the November meeting.

Gene Gieseler is still reviewing the 2017 financials. Doug will report finding at the November meeting.

**John Trang, Pool Chair**

John reported that Tony Scott has raised the adobe walls at Adelita as per instructions from the county.

He will contact an electrician to research lockable electronic timer for underwater lights at Adelita.

The Adelita shower drain has been unclogged and is working well.

He will activate Caballo's solar heating system and Minera's heat pump this month.

**Warren Edminster, Architecture Chair**

Warren will research replacements for in-ground garbage can lids. They may be painted either Spanish White or Weathered Brown.

**Bill Ridlinghafer, Landscape Chair**

Bill reported that violations at 2556 Maria have been addressed by the owner.

A diseased and dying tree at 2781 Pueblo has been removed.

Several dying trees in the Minera park will be replaced next fall when the weather permits.

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

*The next board meeting is scheduled for Monday, November 5 at 5:30 at Connie's.*