

Catalina Pueblo Association
Board of Directors Meeting: November 5, 2018
2568 E. Cerrada Caballo

Present:

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

The meeting was called to order at 5:30.

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

Officers and Committee Reports:

Jean Paine, President

The “proposed new colors subcommittee” of the Rules Committee asked that the board consider expanding the approved adobe colors to include Ruddy Oak #DE5188. As the board voted to approve the proposed new colors at the May 2018 meeting, it was felt a revote was unnecessary. It was unanimously decided to grant the subcommittee’s request to include Ruddy Oak in the proposed new Rule 2.2.2b.

Jean described a complaint received about a barking dog disturbing neighbors in contradiction of Rule 6.5 and Rule 7.2. The current complaint is in addition to 4 complaints from different residents over the past 3 years. In the past, the owner has controlled the problem for a period of time after board intervention. After discussion of this on-going problem, Frank moved that an enforcement action involving fines was appropriate if a final warning did not eliminate the problem. Warren seconded the motion and the vote was unanimous. Jean will call the owner and explain that if another complaint is received, she will receive a certified letter outlining a fine schedule that the board intends to enforce.

Frank Bangs, Vice President

Frank has been in further contact with Plaza Colonial management. Topics covered include landscape maintenance on CP side of exterior wall, maintenance and employee car radio noise, and odors from the dumpster and grease collection tank at the southwest corner of the shopping center. The center’s management appears less willing to remedy these issues than previously indicated in meetings earlier this year. Frank and Jean will try to clarify their position. Because most of the noise and odor issues are directly or indirectly the result of the actions of employees of Wild Garlic restaurant, the center management has suggested that we communicate directly with its owner.

Frank reported on damage to the adobe monument on the south side of Posada and Campbell. He is trying to determine who owns the monument and who is responsible for its repair.

Potholes and overgrown vegetation on Posada continue to be a problem. Jean will send an email to the County DOT about trimming trees. Frank will continue to monitor the road conditions. In addition, he will try to determine if the county or the city of Tucson is responsible for damage caused by last spring's water main break. He will work to have the responsible party remedy the resulting severe shoulder erosion and collapsing pavement on Posada.

Doug Airulla, Treasurer

Doug reviewed financials through September. He reports that expenses are in line with projections and we are \$1200 over budget on transfer fees. There are no properties currently on the market.

Doug has made inquiries about investing Reserve moneys. It was decided that any investment must be made by a professional investment counselor and have the blessing of the community. Doug also recommended that the board revisit the Reserve Study to determine what projects will require funds (when and how much) to aid investment strategies.

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

John Trang, Pool Chair

John distributed an update of completed, current and upcoming pool projects. Of special note: \$3,487 to fix major water leak in mechanical area and replace spa pump (July), \$3,600 to replace both Adelita spa and pool motors (October) and \$2,700 for new skimmers at Adelita to be done in November or early December.

Warren Edminster, Architecture Chair

Warren reviewed architectural requests since May board meeting:

Update:

2445 Posada: Handrail (approved & completed)

2610 Pueblo work approved spring 2018 – Warren will determine if work is complete

2651 Posada work approved spring 2018 – Warren will determine if work is complete

Current:

2631 Posada: solar – discussed and approved

2635 Cerrada Adelita: window replacement – discussed and approved

2757 Posada: window film – discussed and approved

Future:

2596 Maria: solar – will be voted upon via email when written request is received.

New Business: Rules Committee (Frank Bangs, Chair)

- Discussion on state law regarding solar and dish antenna installation and how to correctly write the new rules – may advise of board’s design preference but may not prohibit use
- Committee revising enforcement and fee schedules for all infractions
- State law requires that our Rules expressly state the fines that may be assessed for rules violations
- Discussion on committee progress and review of proposed rule changes

When the Rules Committee completes its work, their proposed “new Rules” will be presented to the community for comment before the board takes any action.

There was no further business. John moved to adjourn the meeting at 8:15. The vote was unanimous.

The next board meeting is scheduled for Monday, December 3 at 5:30 at Warren’s.