

Catalina Pueblo Association
Board of Directors Meeting: February 11, 2019
2585 E. Avenida de Maria

Present:

Board Members: Jean Paine, Frank Bangs, Pat Weigand, Joey Barbee, Mike Wattis, Warren Edminster and Connie Church

The meeting was called to order at 5:35.

Pat moved to approve the January 2019 board meeting minutes as submitted. Frank seconded the motion. The minutes were unanimously approved.

Officers and Committee Reports:

Jean Paine, President

Jean reviewed the necessity and procedure for notifying the board and committee members, if applicable, when leaving town for more than a few days.

Review of CP's State Farm insurance coverage and annual costs has not been done for several years. Jean asked for volunteers to help her review our current policy and interview at least 2 other insurance carriers. Frank volunteered. They will report at an upcoming BOD meeting with their findings and recommendations. It was noted that the current insurance policy is paid to December 31, 2019.

Jean went through an inventory of keys needed for each board position to make sure everyone has the correct ones.

Frank Bangs, Vice President

Frank handed out an updated *Review of CPA Rules and Preparation of Changes* his Rules Revision Committee has recently completed. He then summarized each section. He anticipates completion within 2-3 months. At that time, he will distribute the marked up copy of the Rules, showing both the crossed out old portion and the highlighted proposed changes, to the board for discussion. This document will then be distributed to the community for their input before being voted upon by the board as set forth in the Bylaws Article V Enforcement of Covenants and Restrictions.

Frank reviewed the complaint from a neighbor of 6231 N. Campbell and the ensuing letter from Rural Metro Fire Department's Fire Marshal as distributed at the annual meeting by the neighbor. After speaking to the Fire Marshal, reviewing Pima County codes and speaking directly to the homeowner; Frank proposed he write a *Letter of Violation*. After review and discussion of the proposed letter, Frank moved, seconded by Pat that the letter be sent to the homeowner of 6231 Campbell with one addition; namely, that we offer him the option of the board directing Francisco to do the work and have the homeowner reimburse the Association in full. The vote was unanimous.

Frank reviewed the violations he discussed several weeks ago with the owner of 6207 N. Calle Minera. One of the problems has been corrected; however, there remains several unresolved issues. Frank will write a letter and include the proper forms that need to be completed. Once the forms are received, the board will approve or disapprove each item.

Pat Weigand, Treasurer

January 2019 financials were distributed and discussed. At the time of this meeting, only two homeowners have not paid 2019 dues.

Pat distributed a proposed Policy & Procedure for purchases and subsequent reimbursement to Board Members and Committee Members. After discussion, Warren moved, seconded by Joey, that Board Members and Committee Chairs may not independently authorize work in excess of \$500 and that documentation must be given to the Treasurer within 10 business days. The motion and second will stand pending revised verbiage, after which an email vote will be taken and read into the March minutes.

Pat expressed concern about the financial stability of Wells Fargo Bank resulting from huge fines and multiple lawsuits. Further, she experienced an inability to pay bills because of the recent multiple-day shutdown of Wells Fargo Bank's on-line services. Online services were restored as of the morning of this meeting. After discussion, it was decided to continue monitoring the situation while postponing any action unless the situation warrants.

Connie Church, Secretary

The available rental slot advertised in the February newsletter has had 1 response. The deadline is March 10. By March 12, Connie will list the eligible properties by dated deed and notify the owner with the oldest deed that they may proceed with the steps necessary to be awarded this privilege.

After reviewing the December minutes, it was determined that, although discussion was held authorizing a raise for CP's bookkeeper, and an increase was built into the 2019 budget, no vote was taken. Since Linae Holcombe was hired in 2013 and has only received a small raise since, Mike moved with a second from Joey that we raise her hourly rate from \$50 to \$60 per hour. The vote was unanimous. It was agreed that we would review her hourly rate every two years.

Connie reminded the board of the request for a digitalized version of the CP directory that was made at the annual meeting with Bob Garrett volunteering to do the new layout. After much discussion, it was decided that issuing a formal digital version via email and/or website was not in the best interest of residents privacy. Joey moved to not make such a version available. Frank seconded the motion, the vote was unanimous.

Mike Wattis, Pool Chair

Mike has received 4 bids for the needed adobe repair to the mechanical area wall behind the Adelita Ramada. Mike recommends approximately 40 blocks be replaced. Bids ranged from \$4,300 to \$870. The low bidder, Mike Tatum, has done excellent work for homeowners in the Pueblo. Mike moved to award the contract to Tatum and pay a 50% down payment of \$435. Warren seconded the motion; the vote was unanimous.

In December, John received an estimate (AAA Pool Tile Cleaning) to clean the tile at all 3 pools: Adelita \$750 and Minera & Caballo \$600 each. Mike suggests that we proceed with Adelita in 2019 and then do Minera and Caballo in 2020 and 2021 or as needed. It was agreed that Mike would arrange for the work at Adelita to be done.

Mike asked what the procedure was regarding landscaping work at the pools. As payment for that work is budgeted under landscaping, it was decided that Mike would work with Joey on all necessary work.

Joey Barbee, Landscape Chair

Joey reported that she has inspected all three pools and agrees with Mike that work needs to be done. She will coordinate with him and arrange for Francisco to do the necessary work.

Joey and Warren will set dates for a joint Landscape/Architecture spring quadrant inspection.

A complaint received in December 2018 regarding clearing, construction and noise in the wash between 2630 Cerrada Adelita and 2631 and 2651 Avenida de Posada was reviewed. Without the benefit of a current Landscape Chair, the board officers inspected the area. They found extensive clearing and planting had been done, a rather large patio had been built, a horseshoe court had been erected and extensive rock drainage installed. It was decided that the Rules don't prohibit the cleaning out of the wash area and LA committees actively encouraged it. The addition of plants, structures, and rock drainage must, however, be applied for and approved. Further, restriction of excessive noise is specifically spelled out in the Rules. It was decided that letters from the board would be sent to the applicable property owners requesting forms be filled out for unapproved construction and plantings. The board will then vote on whether or not to approve. Noise will also be addressed. A letter will be sent to the complainant acknowledging his complaint and explaining board action.

Warren Edminster, Architecture Chair

The owner of 2702 Ave de Pueblo submitted a request to install a water softener in her front yard. Warren requested she submit more detailed plans of unit size and means of camouflage. When those are received, he will review again.

Warren approved a request from the owners of 2441 E. Ave de Posada to install a new door into the house from the carport.

Warren approved a request to build a short adobe wall in the front yard of 6301 N. Calle de Adelita. The wall will serve as a shield from headlights of vehicles driving west down Pueblo.

Warren met with the owner 2631 E. Avenida de Posada to discuss potential changes to the front entryway. The owner will submit an official form when the design is complete.

Old Business

At the request of the Rules subcommittee on exterior colors, Pat moved to replace Weathered Saddle DE5187 with Ruddy Oak DE 5188 in the adobe pallet and delete Reef Encounter DE 5733 for window and door frames. Frank seconded the motion and the vote was unanimous.

New Business

Details of the upcoming Tapas Tour were discussed. It will be held Tuesday, March 19th at the homes of Jeannie and Eric Wager and Ken Conant and Jim Sankey.

Connie handed out information on ITKI, US (International Traditional Knowledge Institute, United States. It's founder, Giuseppe Biagini, (2660 E. Ave de Pueblo) has offered to attend the April board meeting to discuss possible projects on which his organization could work with Catalina Pueblo.

There was no further business. Connie moved to adjourn the meeting at 7:50. The vote was unanimous.

The next board meeting is scheduled for March 11, 2019 at Connie's.

The April meeting will be at Warren's on April 15.