

Catalina Pueblo Association  
Board of Directors Meeting: March 14, 2019  
2568 E. Cerrada Caballo

Present:

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

The meeting was called to order at 5:40.

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

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

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

Jean has received the State Farm insurance policy. She and Frank will review it and then meet with agent, Rick McGee. Jean and Frank plan to interview other insurance companies/agents and report their findings and recommendations before the current policy is up for renewal in December 2019.

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

Frank and his Rules Revision Committee plan to have their first draft of proposed Rules to the board for review before the next board meeting. Discussion of the proposed Rules will be on the April 15 meeting agenda.

Frank reported on the HOA Attorney seminar he attended. It was recommended that HOA's keep hardcopies of ballots for one year. This has not been done consistently in the past, but will now become policy. It was decided that each Committee Chair and the four Officers keep documentation of their own important correspondence and decisions rendered under their purview in a physical notebook or digitally for an archival preservation. For historic continuity going forward, records of architecture, landscape and enforcement records will be identified by street address.

Frank has spoken to the owner of 2782 Pueblo. The owner is pleased that the light on the monument at the corner of Pueblo and Campbell was rewired to solar so no longer draws electricity from his electrical service. The owner stated that no payment is due him from CP HOA. Frank also sent the owner a detailed letter with attachments on action taken as a result of his complaint of issues with his neighbor's property.

Frank continues to work with the owner of 6207 Minera on ongoing, out of compliance issues.

Frank will send a letter to the owner of 2651 Posada addressing her request to retroactively seek approval for non-authorized work in wash behind her property.

**Pat Weigand, Treasurer**

March 2019 financials were distributed and discussed.

The Policy & Procedure document presented at the February meeting was unanimously approved by email. It will now be followed for purchases and subsequent reimbursement to Board Members and Committee Members.

**Connie Church, Secretary**

Three applications for the available rental slot were received by the March 10 deadline. The property with the earliest deed (2562 Cerrada Adelita) was awarded the privilege of becoming a rental property. The owner has until October 12, 2019 to procure a signed lease.

**Mike Wattis, Pool Chair**

Mike recommended that the project to clean tiles at Adelita Pool be postponed until next fall. He has prioritized re-laying of deck tiles at Adelita. This work will be done as soon as it can be scheduled.

**Joey Barbee, Landscape Chair**

The first 2019 joint landscape/architecture tour of properties will be March 30.

Joey reviewed a special landscape project at Adelita Pool. Francisco's bid of \$1150 covers a major cleanup both in and outside the fence, removal of 1 Palo Verde tree and trimming all the other Palo Verde trees, removal of several cacti, planting several new cacti and transplanting an agave. This expenditure was approved.

The leaning Mexican Palo Verde outside the back wall of 2562 was deemed a potential danger to neighboring properties. Joey will write a letter asking the owner to have it removed.

A request from the owners of 2635 Cerrada Adelita to replace dead/removed plants in the back pathway with 4 Arizona Hop Bushes was approved.

Discussion on Palm Trees was postponed until the April board meeting, where it will be given priority on the agenda.

**Warren Edminster, Architecture Chair**

The request by the owner of 2702 Ave de Pueblo to install a water softener in her front yard was approved.

Warren will inspect the approved short adobe wall in the front yard of 6301 N. Calle de Adelita upon completion.

Warren met with the owners of 2611 Posada about installation of a rock surface on their existing driveway. He requested that the owner provide a copy of the legal document confirming the owner has legal access.

## **Old Business**

### **New Business**

Pat moved to invite Annamaria and Giuseppe Biagini to the April 15 board meeting to discuss the possibility of ITKI US working with CP on several sustainable projects including harvesting water and slowing the water in the washes using traditional and economical techniques. Joey seconded the motion, the vote was unanimous.

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

*The next board meeting is scheduled for 5:30 - April 15, 2019 at Warren's.*