

The annual meeting of the Catalina Pueblo Association was held Thursday, January 23, 2014 at the Catalina Foothills High School, Seminar Room House 1, 4300 East Sunrise Drive. Check-in and refreshments started at 6:15 with the meeting starting at 7:00.

President Jean Paine promptly called the meeting to order at 7:00. After announcing a quorum with 45 ballots submitted representing 30 properties, she asked if there were any additions or corrections to the 2013 Annual Meeting minutes. There were no suggested changes so she entertained a motion for their approval. John Cain so moved, seconded by Frank Bangs. The vote was approved by majority vote.

Please note that questions and discussion are noted in blue to differentiate from written board reports.

Reports by 2013 Members of the Board of Directors:

Hal Grieve, Chair: Pools

State of the Pools, 2014

In a word, the state of the pools is good. There is a reason for this - hard work and attention to details by pool people in the recent past. I haven't been a resident for very long so my backward vision is limited regarding these people. I can see back to Steve Church and Jean Paine. These folks provided improvements such as:

- the conversion of the Minera gas heater to a heat pump
- installation of safety drains at all the pools
- new bath and shower at Minera
- solar heater at Caballo
- replacement of the heat pump at Minera
- basic maintenance of decks, painting and termite treatments

Special acknowledgment goes to a diligent, hardworking pool committee that is the backbone of the ongoing care of the pools. They are: Marti Greason, Sherri Henderson, Jeff Mott, and Terry Temple. I thank each and every one of them.

Although we have had clear sailing for the most part during 2013, there have been a few glitches, most of which I could take care of myself. Also you may have noticed eight new chaise lounges purchased for Adelita. They have been inexpensive, popular and durable and probably cost less than repairing the old furniture. I intend to buy more this spring for the other pools.

The bathroom at Adelita has been forever a dark space so I had it painted Spanish white to provide a cheerier atmosphere there. I also repaneled the shower at Caballo since the old paneling was swelling and crackling.

As we look to the future, there are no dark clouds on the horizon save for the aging of the pools and equipment. For example, the main heater at Adelita seems to have developed a mind of its own and shuts down spontaneously from time to time. This takes a little twiddling to get it going again and then it's good for another several weeks. The pools themselves are very old and I imagine major renovation and/or replacement will be necessary as time goes along. This, of course, will be expensive.

I would encourage you all to keep an eye on the pools and report any problems you may see to me as soon as possible. Thank you for giving me the opportunity to serve our community.

Pat Wagner, Chair: Landscape & Architecture

As read by Jo Ann Marcus, L&A committee member

Major cleanups and other improvements

In the course of the year the three owners whose lots include the hill at the north end of Posada completely cleaned up the hillside, clearing out numerous packrat middens, desert broom, clumps of mistletoe, piles of debris, and dead wood. The view from Posada is greatly improved and the fire hazard greatly reduced. I very much appreciate the owners' cooperation.

Last spring, Board members walked through our community looking for mistletoe infestations and greying mailboxes. As a result, 21 mailboxes were repainted and the parasite was pruned out of about 20 trees. Our streets look better and those trees are healthier.

Thanks to all who painted and pruned!

Several owners were notified of other violations as well, and these have all been taken care of.

Projects approved

Seven projects involving exterior architecture and/or landscaping changes were completed in 2013 after the owners sought and received Board approval for their plans, as required.

The Request for Board Approval form was revised in an effort to better explain the approval process and stress the need for homeowners to determine if the proposed project requires a Pima County permit.

Three additional projects are still underway or pending.

Plans for 2014

Another Mistletoe and Mailboxes Walk will take place this year, in February. Board members will be expanding the scope of the inspection to include packrat middens, desert broom, dead wood, and plant debris that could be a fire hazard. We'll identify the few remaining grey mailboxes and also look at the condition of lamp posts and other iron work. Owners whose properties contain one or more of those problem areas will receive an email or letter to notify them of the work that must be done. Thank you in advance for cooperating in our now-annual Catalina Pueblo spring cleaning!

And in closing I want to express my appreciation for all the help and advice I received from Jo Ann Marcus and Mark Sammons, Landscape and Architecture Committee members.

They are extremely knowledgeable, and I consulted them frequently.

David Scott Allen, Chair: Social Activities & Membership

I repeat what I have said in the past. We came. We ate. We Drank. We had fun.

As you know my official tenure as social chair is over. That said, I have agreed to stay involved and help chair the four events this year for the Pueblo while a new board member takes care of all the board business. It has been a good year and am grateful to my fellow board members for their support and help throughout the year.

A few event thanks – most recently, to Jude and John Trang for graciously hosting the holiday party in their home, which had the highest attendance to date – about 83; to Connie Church, Jean Paine’s daughter (Jean wasn’t able to attend, so she appointed her daughter as her rep and cook!), Aldine Von Isser, Pat Wagner and Carol Sinclair for helping with the food, and to everyone who brought additional food and desserts! Jill Atlas brought some wonderful fresh fish from Alaska! To Jeff Mott and Joe Thompson – Jefe and Jose – for their famous bartending services. To everyone who brought dishes to share at the potluck pool parties – it really showed off the creative culinary talents of the community. And to all who have stayed and pitched in to clean up.

And, of course, a special thanks to Connie – and her Costco membership – without whom I would not have made it through these three years!

As we look forward, I will be trying to set up a committee for each event. This way, no one is over-burdened by doing them all. If you are interested, please give me a call. Otherwise, I will come looking for you!

Dates for upcoming events have been set and will be in the February newsletter. If you have any thoughts or suggestions as to how I can improve things or just something new to try, please contact me! For those who can’t wait till the newsletter:

- March 22 – Spring “Bruncheon” – newly redone Pastiche
- May 3 – Cinco de Mayo! (Adelita Pool)
- October 25 – Halloween (Adelita Pool)
- December 6 – Holiday Party – the home of Nancy Meister and Jay Book

Treasurer: Report Given by Jean Paine, President

Please see attached 2013 Final Statement of Cash Flows and Budget

Jean reported that CPA ended the year in good shape financially and that we would be transferring a total of \$9,301.68 into the Reserve Account. The reason for this is primarily because we did not have any major infrastructure repairs or replacements. She cautioned that our community was built in the 1970’s and much of our infrastructure is showing its age. She said she would be addressing this fact in more detail in her President’s report at the end of the meeting.

Jude Trang suggested that the annual dues be raised if the community is looking at upcoming expenses relative to infrastructure. Jean said she would address that topic in her report.

Walter Stackman said that too often the more money a group has, the more money it spends and he doesn’t think dues should be raised.

Secretary and Communications Chair: Connie Church

Newsletters: A big thank you to David Scott Allen for this monthly Pueblo Recipes article and to Mark Sammons for his monthly Garden Gallimaufry article. I'd also like to thank all the folks who add and subtract vendors for Tried & True Trades. I will be reinstating the "Spotlight on a Neighbor" column this spring. Larry Shades as agreed to be the first featured neighbor.

Directory: We've been making changes throughout the year as properties change hands and personal information on property owners change. Thank you to Jo Ann Marcus for managing our data base. Thank you also to David who designs our cover every year.

Web Site: Our Catalina Pueblo website was totally redesigned this past year. A big thank you to Terry Temple for allowing us to use several of his wonderful photos. I am still in the process of uploading archived files as well as finishing sections. Hopefully it will be complete within the next month so that it will only need monthly updates.

Javelina Express: Thanks to Marti Greason, Cherry Rosenberg, Marianne Van Zyll, and Cassandra Wry Ridlinghafer for delivering the printed newsletters and other communications to those residents who do not have email.

The board has erected an official board mailbox at Adelita Pool. The address is 6251 N. Calle de Adelita. We did this to avoid the need to change official addresses for bills, pool permits, title company communication, etc. etc. In the past, addresses were linked to the board member responsible for whatever communication we received. This created both confusion and in a couple of incidences, late fees and fines. This box is locked, so it is a secure way to give the board written documents and dues checks, etc.

Finally, I'd like to thank Gail Reich, Cherry Rosenberg and Mark Sammons for manning our registration table tonight.

Vice President: Carol Sinclair

2013 was a quiet productive year for the Vice President. The usual number of letters and requests were made of the homeowners and from the Title companies.

My capacity as the lease committee was a little more demanding. Non-responsive lessors are a problem. Most of the rental homeowners are very cooperative.

President: Jean Paine

2013 was an excellent year in Catalina Pueblo. We did not have any major problems or expenses. Consequently, we were able to move quite a bit of unused funds, \$9,311.64, into our reserve fund.

In 2014 we will be addressing two issues; developing a 5-year plan that will include determining our assets and future expenses such as re-doing the pools and resurfacing the roads, and how large should our reserve be to handle these future expenses. A committee

composed of Board members and homeowners will be created to begin this process.

In addition, another committee will develop a survey for homeowners to respond to on how one can become eligible to rent their property. We had several good responses to the questionnaire sent out to you this fall. Those responses will be used to develop a more comprehensive survey. The results will guide the Pueblo's policy when a rental slot becomes available.

Please join me in thanking David Scott Allen for his awesome service to the Pueblo as Social Chair for the last three years and his willingness to continue as our party consultant. Also thanks to Donn Poll who stepped in as Treasurer. I owe a big thank you to Connie Church and Carol Sinclair for staying on the HOA Board for another three years. Thanks also to our new members Bill Strang and Dan Peters for agreeing to serve. I'm looking forward to another successful year.

Jean asked if anyone had any questions or comments.

Joe Thompson suggested that SW Paint be added as a supplier of paint as it is sometimes difficult to get the correct discount at Dunn Edwards.

Marvin Chapman asked why CPA was not using LED light bulbs. Jean said the light standards were aging and they would be discussed at length in the 5-year Plan Committee. We have a 2 year supply of the bulbs we are currently using so those will be used before any changes will be made.

Annette Kolodny asked how new members of the community were being greeted. David responded that the Social/Membership Chair personally greeted each new homeowner and gave them a prepared "Welcome" booklet that contains Rules, Bylaws, CCR's, Board information, Landscape/Architectural Renovation forms, Reliable Environmental Services information and the current Directory. The Social Chair tries to get email addresses, phone numbers, etc. for the Secretary so they can be on the email distribution list and have a correct listing in the Directory when it is published.

Larry Shades moved to adjourn the meeting at 7:40; Sherry Henderson seconded, the vote was unanimous.