

Catalina Pueblo Association
January 5, 2010
Annual Meeting Minutes

The annual meeting of the Catalina Pueblo Association was held Tuesday, January 5th 2010 at the Catalina Foothills Church, 2150 E. Orange Grove Road at 7:00 p.m.

President, Joe Thompson, called the meeting to order at 7:10. Sixty one (61) households were represented and Cherry Rosenberg, announced that there was a quorum. Connie Church moved that the reading of the January 13, 2009 minutes be dispensed with. That motion was seconded by Priscilla Chapman. Annette Kolodny and Dan Peters would like more information added to the three items which were discussed under the three items of General Business. The minutes were approved by unanimous vote, subject to addition of the extra information. Fred Frech moved/seconded by David Allen.

Reports by Members of the Board of Directors:

President's Report—Written Report by Joe Thompson

Let me open the meeting by mentioning a few highlights and special thanks.

We enter 2010 in a very solid financial position. John Cain will give the treasurers report but just let me point out that our total savings is almost \$60,000. We added \$2,000 this past year.

Although not board business I would also reiterate that our home values are holding pretty well. The Pueblo saw 7 sales over the summer and fall.

Our roads need some repair work. Carol will talk about updating our costs and what we probably need to do at this point. And Carol, a huge thanks for taking on a significant part of the Treasurer's duties this year. In addition to the VPs duties as well as Roads and Drainage she has dealt with our suppliers and paid our bills for a good part of the year.

The pools are in really good shape. Steve and his pool guys have been vigilant and on the case. We are very lucky to have this team.

Marianne has done a yeoman's job, for the second year in a row as our entertainment chairman. Our parties have been well attended and lots of fun. This is an important aspect of our community.

John Cushman needs to end his term early for personal reasons. Thanks to John for his knowledge of construction and architecture and for his willingness to attend to the

landscaping and maintenance of this community.

Over the last two years Cherry has gone from neophyte to expert in keeping us organized and being a major player on the board. Thank you for all your work.

Frankly, if you moved here because you fell in love with this place and want to see it preserved you should pitch in. We will need volunteers next year for the board. We may have five vacancies.

Many of us in this community have served on a board at one time or another. Some multiple terms. We need new faces. We are not a big neighborhood and it is not a huge job. It does need to be done. We are a self managed community, we always have been and my personal hope is that we always will be.

It is the responsibility of you and I collectively as home owners to fill positions and serve on this board. With that in mind special thanks to two members of the community with long histories of pitching in where needed. Thanks to Pat Wagner & Clarice Kaiser for forming an independent committee to find candidates for the 2010 board.

The list of people who do pitch in is really long. Thanks to Judy Mott who even after leaving the board has kept her hand regularly and vigilantly in the day to day management of our finances, Terry Temple and Jeff Mott for the photographs you are seeing tonight, John Cain for lending his CPA experience and knowledge to our treasurers duties and Connie Church, our newsletter editor and Joanne Marcus for helping produce our fantastically useful directory. It gets better every year.

Secretary's Report – Written by Cherry Rosenberg

As the Secretary of the Pueblo, in my second year of my three-year term, I would once again like to say what a pleasure it is serving you all. I thoroughly enjoy being on the board. If anyone would like to consider running for Secretary next year I would highly recommend it.

I have to say that my job is made so much easier by the help of all those who help me with communications. The biggest thanks of course goes to Connie Church – who does an absolutely wonderful job of the monthly newsletter and annual directory. Even though she lives here part-time she still manages to get it to us and keep everyone connected as to the happenings of the Pueblo Community. Other contributors to the newsletter are Jo Ann Marcus, David Scott Allen and Mark Sammons.

The other members of our community to thank are those Javellina Express messengers Terry Temple, Marianne Van Zyll and Cassandra Wry Ridlinghafer. These people deliver

the newsletter to those folks who do not have e-mail.

As far as finding the minutes – these can always be found on our website a month later and for those without computers there is a hard copy available at the pools.

Thank you.

Treasurer's Report – Written by John Cain

Thank you to Carol Sinclair, Judy Mott and all members of the board. We were \$500 short in collection of dues for 2009, due to the Anson property undergoing possible foreclosure. Thank you to Marianne for all her help with the Christmas Party (which was held at my home this year). I would like to say that if anyone wishes to offer their home – they don't have to do anything – Marianne does all the work, including a cleaning lady the next morning.

The proposed budget for 2010 was sent to homeowners in December 2009, which is included at the end of this document

Landscaping & Architecture Report—Written by John Cushman, Chair

We continue to enjoy the very capable services of Francisco Enriquez for the monthly landscaping maintenance of our (3) pool areas. As you may recall, Francisco joined us back in August of 2008 and proceeded to do a badly needed major cleanup of the common areas around our pools. His subsequent monthly maintenance charge is \$500. We are well pleased with his work.

Outside of his normal monthly maintenance duties, Francisco has been involved in a number of special projects for the Pueblo:

1. In anticipation of future pool beautification, he installed perimeter irrigation inside the three pool areas.
2. Removed desert broom and cleaned up two washes north of Pueblo.
3. Removed a large blooming agave from the Adelita pool area which had become hazardous.
4. He also has contracted with a number of homeowners to maintain their properties, especially when they are away for long periods of time.

On the subject of washes, we have had problems getting abutters to clean up their portion of same, so we tried a different approach this summer by asking abutters if they would be willing to split the cost of having Francisco do it. The two washes mentioned above cost

each abutter \$57.50. We anticipate continuing in this fashion because it worked so well. It got the job done and the abutters are happy.

All in all, I think we are in good shape regarding the landscaping maintenance of the Pueblo.

Landscaping Requests:

Two major front yard landscaping requests were made to the Board this year and both were approved.

1. Chuck and Dee Lehman at 6332 Adelita was completed this summer; and
2. Frank and Pam Bangs at 2575 Posada is currently under construction and installation.

Other Pueblo projects completed this year:

In May we contracted with Adobe Specialists to have the adobe walls of all three pools repaired and sealed at a cost of \$4,500. They should be fine for at least (5) years.

In August we contracted to have a handicap access ramp installed at the Adelita pool entrance for \$300.

In December we contracted to modify the existing ramp at the Caballo pool to allow for handier access. The cost was \$800.

With regard to your house maintenance, many of you need work done in the following areas:

1. General carpentry, including old and rotted wood replacement at your armadas in particular. Some are literally falling down. Also, carport and porch framing such as your 6"x6" posts and beams, roof ducking over your tiled entries, garage doors and wooden gates.
2. Many of our homes are in serious need of painting, both on the stucco walls and wood trim. As many of you know, the Association specifies Dunn Edwards "Weathered Brown" for wood trim and "Spanish White" for the stucco walls. A 35% discount is available to you at Dunn Edwards on Oracle.
3. Don't forget to have your own adobe walls sealed approximately every (5) years.

Architecture Improvements:

By way of clarification, let me say a word about the Minera Community Centre Project.

Over the years the subject of improving the sizable Minera common area to better serve the community and attract greater use of the pool has been discussed by the several boards. Suggestions have ranged from installing shuffleboard to installing a toilet and shower at the pool, to erecting open Ramada incorporating toilets, a kitchen/Bar-B-Q area and storage for chairs and tables, etc.

The current Board very much liked the open ramada idea and felt the best way to present it to the community was to have two preliminary presentation drawings done to present at the annual meeting on the overhead screen. The first presentation drawing was a plat plan showing proposed building size and its relationship to the pool. The second drawing was to show the actual floor plan and would have allowed us to secure a preliminary cost estimate from a licensed contractor. The cost of these two drawings would have run \$600.

The Board thought this approach made a great deal of sense and would have allowed us to quickly move ahead to determine the cost of the project.

Unfortunately, I think some members of the community misunderstood what the Board was trying to do, judging from the very negative emails Joe received. I also think the Board did not do a good job in presenting the idea to the community.

As a result, the Board elected to turn the project over to an independent committee for further evaluation. I hope this clarifies our intentions and why we elected to proceed the way we did.

This is my last term as a member of the Board and I just want to say I think this has been one of the best Boards we have had. We have had a lot of fun working together and I look forward to an equally good Board this coming year.

I wish you all a very happy and peaceful New Year.

Social & Membership Report—Written by Marianne Van Zyll, Chair

As your social chair for the past 2 years, I have very much enjoyed putting together our various social events. Since this is my second tour of duty, having served previously as social chair from 1998 till 2001, the effort required to plan and carry out successful parties has become second nature to me.

We started our year quite differently from previous years. Instead of meeting at a restaurant for our annual Spring Luncheon, we met on March 21st at John Cushman's and my house for our newly designed Spring Madness Event. Those who attended brought their own alcoholic beverages and paid \$15 for hors d'oeuvres prepared by Chef Michael Nyelan. 61 people attended. Never before have we had such a large turnout. A most

successful event!!!

The second event was our annual Cinco de Mayo potluck party at the Adelita pool. Live music by Joe Sheppard and his band and margaritas on the house.....what more can we want? Again a GREAT turnout. It was wonderful to see so many residents participating to keep this community joyfully together. Our special thanks to Jeff Mott, John Cushman (our bartenders) and Caryl Dougherty for helping me set up and decorate. On Sat. Oct.24 we had our Halloween potluck party. Our fun costume competition was won by Frank and Pamela Bangs. Thanks to so many who dressed up for the occasion. Joe Sheppard and his band again provided live music; AGAIN live music and margaritas on the house. We had a good attendance of 45 people. I would like to extend my sincere thanks to Joe S. for his music and to our bartenders Joe T., Jeff M., and John C. Special thanks to Charles H. for hanging all the additional lighting and the photography. Thanks also to Cherry R. and Charlotte F. for helping me decorate around the pool.

Last but not least on Dec. 12 we had our annual Holiday party in which 54 attended. A huge thanks to John and Pat Cain, our gracious hosts, who provided us with a beautiful home. The weather was such that we stayed indoors. Thank you Carol Sinclair for preparing two delicious hams accompanied by her famous champagne sauce. The association provided white wine, eggnog and shrimp and some of the guests brought extra dishes to share. No one went home hungry. Joe Thompson played bartender again and Connie Church was the photographer. What a wonderful gathering to close this years' activities. How nice it would be if all of us could try to bring a neighbor or new resident to our future events. I would like to end by wishing all of you a HAPPY and above all HEALTHY NEW YEAR.

Thank you, your social chair Marianne Van Zyll

Pool Report—Written by Steve Church, Chair

Utility Costs (Gas, Electricity & Water)				
	2006	2007	2008	2009
	\$ 18,695	\$ 17,955	\$ 18,070	\$ 15,992

The Pool Guy team started in 2007. During that time Solar was added to Caballo and a Heat Pump installed at Minera. The difference between the utility cost in 2006 and 2009 is \$ 2,703. This money was used for deferred maintenance. (**** A total savings of \$4,068 was shown for the three year period 2007-2009.*)

The following items were accomplished:

The Minera Ramada roof was repaired

Benches at Minera were repaired and painted

Lighting and pool pump were repaired at Minera

Access ramps were built at Caballo Pool & Adelita Pool

Termite inspections were done at all three pools and necessary work was done

The shower faucet at Caballo was replaced

Furniture strapping was done for several chairs at the three pools

12 wrought iron chairs were donated

3 wrought iron tables were purchased

The Caballo Ramada was repaired and painted

All three pools were brought into compliance with the Virginia Graeme Baker Pool & Spa Safety Act

Comments pertaining to Board reports:

Joe Thompson reminded residents to remove Desert Broom as soon as you see it in your yards. It can quickly get out of control and causes allergies to a great number of our residents. He briefly described how to eradicate the weed and summarized by saying that round-up is particularly effective in its removal.

Residents are also reminded that they should be sealing their adobe every 3 years. He recommends the Adobe Doctor, which offers a 3 year guarantee.

Finances: when Joe moved to the Pueblo 12 years ago there was nothing in reserve. Now there is \$60,000. Said dues are perhaps too much.

Roads: Joe would like to avoid a new surface. Suggested the Board acquire references from contractors from the past 5 years to obtain legitimacy in work. Quotes vary significantly. Perhaps money from the reserve fund will be needed.

New Business:

Results of election of new Board Members:

Of the 61 ballots tallied all three candidates were unanimously voted to serve on the Board of Directors. Steve Church and Jay Book: 3 year terms. Jo Ann Marcus: 1 year term, to serve the remainder of John Cushman's term, which was created by his resignation.

Report on result of proposed Annual Budget for 2010:

Of the 61 ballots tallied: 57 voted for, 1 voted against, and 3 abstained. The proposed 2009 budget passed.

Annette Kolodny suggested a Hoya Lift as an addition to the Caballo Pool. Joe Thompson

said the Board will look into this possibility.

Dan Peters would like to see more information in the minutes. Especially relating to the proposed Ramada Project. Joe felt that there was sufficient information given to homeowners in his president's report, in the November newsletter.

Gisele Nelson agrees with Dan Peters.

Yvonne Rolston Bogutz agrees more information should be given.

Jo Ann Marcus asked if there has been a problem with the minutes.

Annette Kolody would like more information.

Joe Thompson said that homeowners are always welcome to attend Board meetings and agreed to include more information in the minutes.

Ramada and forming of a land use committee:

John Cushman gave a short presentation on the Ramada project and explained the purpose and intent of developing the empty land surrounding the Minera Pool. He explained that it would not be a large project, at just 2000 square feet and 24 feet square. *More can be found in John Cushman's report, above.*

Dana Nelson asked if we need a Ramada.

Russ Carden asked who came up with the architect. John Cushman explained that he knew of a reputable architect to do a plan.

Gail Ries suggested we take a vote to determine if we need a Ramada.

Terry Temple said that some homeowners had left the meeting so it was uncertain if we still had a quorum. So a show of hands determined that it was unanimous that a Ramada was not wanted in the Pueblo at this time. Therefore the land use committee will not be needed.

Annette Kolodny would like to see a bathroom and shower at the Minera pool. She said it is a health issue and a bathroom is indeed necessary to prevent urinating in the pool.

Jo Ann Marcus asked for a show of hands to determine if those present would like a bathroom at the Minera Pool. There was a unanimous show of hands.

The meeting was adjourned at 8:22 p.m.

CATALINA PUEBLO ASSOCIATION PROPOSED 2010 BUDGET

Income:

Dues @ \$500	\$54,000	
Interest on Savings	100	
Interest-Reserve Fund for Roads		900
Title Transfer Fees	<u>600</u>	
Total Income		<u>\$55,600</u>

Expenses:

Administrative	Postage & printing	\$ 550
	Supplies	100
	Taxes and fees	100
	Insurance	1,750
	Other (includes Attorney fees)	<u>500</u>
	Subtotal	\$ 3,000

Capital Account (Reserve) \$ 1,000

Neighborhood Infrastructure	Landscaping	\$ 6,000
	Special Projects -Landscaping, etc	5,000
	Roads & Drainage	2,000
	Security (light bulbs)	<u>1,700</u>
	Subtotal	\$ 14,700

Neighborhood Social Activities \$ 1,200

Recreational- Pools	Routine Service & Chemicals	\$ 6,500
	Pool Repairs	6,000
	Gas	12,000
	Electricity	7,750
	Water	1,250
	Housekeeping	1,600
	Other (Permits, termite inspection)	<u>600</u>
	Subtotal	\$ 35,700

Total Expenses
\$55,600

