

Catalina Pueblo Association
Board of Directors Meeting: April 15, 2019
2433 E. Avenida de Posada

Present:

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

The meeting was called to order at 5:35.

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

New Business

Giuseppe Biagini, founder and President of International Tradition Knowledge Institute of the United States, joined us at the start of our meeting to discuss possibilities to facilitate CPA becoming a more sustainable community using water management techniques. As a first step, Giuseppe will contact the non-profit organization, Watershed Management Group. It is hoped that WMG will tour our community with members of the board then make specific recommendations. If that happens, an ad hoc committee will be formed to develop recommendations.

Officers and Committee Reports:

Joey Barbee, Landscape Chair

Joey reviewed her research on the care of palm trees. After presenting several expert opinions, the consensus is the trimming should be at the owner's discretion unless a problem presents itself. The board agreed that since palm trees are not specifically dealt with in our Rules, no change need be made.

A very positive response has been received from property owners who received letters after the spring "walk-about". Instead of a special letter from Joey to the owner of the leaning Mexican Palo Verde as discussed at last month's board meeting, it was decided to include that one with the others sent as a result of the "walk-about". Joey will monitor all properties where a request has been made.

Joey reported that an unanimous vote was taken via email to approve Francisco's \$600 bid to prune and remove dead wood and mistletoe from 3 large Palo Verde trees at Minera. She has arranged for the work to be done.

Jean Paine, President

The renters who have been in residence for three years (2550 Maria) asked if they could hold a one-day garage sale in connection with their move. After reviewing both the CCR's and Rules, it was determined that permission could not be granted because our governing documents specifically state that such sales may only be held in connection with the sale of the property.

Jean reported a verbal complaint she received about the new driveway apron at 2545 Maria. She reviewed her original discussions and inspection of the existing apron. The apron was clearly a life safety issue and because the owner was replacing the existing concrete aggregate with the same material the request was deemed maintenance and so no formal request was necessary. Warren viewed the finished project and concurred.

Jean has been in contact with the trustee of 2578 Cerrada Caballo. She has worked out a plan to have long overdue landscape maintenance done on a quarterly basis as the property is large, and at this point, remediation is extremely expensive. Francisco has completed the front and part of the side. Jean will continue to work with the trustee to ensure the property will be completely restored.

Frank Bangs, Vice President

Frank has combined his Rules Revision Committee's changes in a marked-up version. The committee will review this first revision this week. Within the month, he hopes to have updated marked-up copies to the board for review. It is hoped that sometime this summer a final revision will be ready to send to the community for input.

Frank was pleased to report that landscaping issues at 6231 Campbell have been remedied. Frank will now let the owner know the light bulb committee reported his light post electrically defective.

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

"Outside Communication": Frank reported that DOT filled in the washed away shoulder sections of Posada. He will again contact DOT about trimming trees in the Posada median.

Frank and other board members have received notice from Supervisor Ally Miller's office of an upcoming Pima County Transportation Advisory Committee meeting to be held on April 23 at the Pima County Natural Resources Department, Parks and Recreation facility, 3500 W. River Road (between River Road and N. Camino de la Tierra). Attendance is desirable to make CPA's views known on the condition of Posada.

Pat Weigand, Treasurer

April 2019 financials are in line with expectations. She is working with Mike to ensure both monitor 2018/2019 water usage for all 3 pools.

Pat plans to start purging unnecessary paperwork in the Caballo storage closet according to "Document Retention" regulations received from Linae, our bookkeeper.

Connie Church, Secretary

No report.

Mike Wattis, Pool Chair

Mike will be opening Caballo and Minera pools at the end of the month so they should be up to temperature mid-May.

Warren Edminster, Architecture Chair

Warren inspected the driveway of 2611 Posada after installation of a rock surface on their existing driveway. The requested documentation confirming the owner's legal access was obtained prior to installation of rock. The owners have now applied for permission to several replace windows. Warren reviewed their application and approved it.

The owner of 2732 Pueblo requested permission to install wrought iron safety doors on her bedroom windows. Permission was granted with the proviso that they must open out for safely and according to applicable building and fire codes.

Warren reviewed the request to enclose their side patio as a "privacy shield" from the owners of 2640 Pueblo. After discussion, Warren moved, seconded by Pat, to deny the request because the submitted materials and design are inconsistent with those used throughout the community. The vote was unanimous. Warren will contact the owners to work with them on an appropriate solution.

Warren designed beam cover that will prolong the life of our wooden beams and corbels. The cover can be made from either tin or copper. His drawing and construction details will be in the May 1st newsletter.

Old Business

There was no further business. Warren moved to adjourn the meeting at 7:40. The vote was unanimous.

The next board meeting is scheduled for 5:30 - Monday, May 13, 2019 at Frank's. The agenda will be to approve April minutes and discuss and prioritize future needs of the Pueblo.