

2019 Catalina Pueblo Association Annual Meeting recapping 2018

The annual meeting of the Catalina Pueblo Association was held, Tuesday, January 14, 2019 at the Catalina Foothills High School, Seminar Room House 1, 4300 East Sunrise Drive. The doors opened at 6:15 and President, Jean Paine, called the meeting to order at 7:00.

After announcing a quorum with 57 properties being represented, she announced that Joey Tanner Barbee, Jean Paine, Mike Wattis and Patricia Weigand were elected to the board of directors for 3-year terms of office. Jean also announced the 2019 proposed budget was approved.

Jean asked if there were any additions or corrections to the 2018 Annual Meeting Minutes. Pat Weigand moved to approve them as submitted. Bob Garrett seconded the motion, the vote was unanimous.

A special welcome to our new neighbors:

LouAnn Gerken and Eric Larson (2586 Maria)

Ben and Mary Porter (2725 Posada)

Samantha Varela and Michael Joseph (2621 Posada)

Fred Stubenrauch (6207 Minera)

Judy Liebman (6216 Adelita)

Bruce and Marilyn Johnston (2469 Posada)

And a shout out to our long time resident **Russ Carden** who purchased **2731 Pueblo**

Reports by 2018 Members of the Board of Directors:

Frank Bangs, Vice President

2018 was a busy year. Significant items occupying my attention were:

1. Review and revision of CPA Rules. Based on its experience enforcing existing CPA Rules, the Board in December 2017 formed an ad hoc committee to review the Rules, identify problems, and recommend possible changes. In early 2018 Pat Weigand, Dan Peters, Mark Sammons and I volunteered to undertake this work.

Our committee identified a number of concerns: (a) enforcement procedures and remedies; (b) remedies for common area bad behavior and damage; (c) problematic private property improvements; (d) private property maintenance; (e) abuse of the rental provisions; and (f) Board conflict of interest provisions.

The tasks of research and drafting were assigned among the Committee members, and draft changes circulated for review and comments. We had a lull over the summer months, but reconvened at the end of October to continue the drafting and review of amendments. We are preparing final draft amendments with explanatory comments and formatted to show changes from the existing Rules.

When completed the amendments will be forwarded to the Board for its review and input. They will then be presented to the membership for comments before adoption by the Board.

2. CCRs/Rules enforcement.

- *The JJ house.* An issue that had vexed the Board and neighboring property owners since 2015—the virtual abandonment of the house at 6207 N. Calle Minera after the death of its owner—ended earlier this year with the property’s sale to a private owner. Following foreclosure and before the sale, the Board obtained corrections of longstanding violations. Credit must be given to the Pima County Health and Development Services Departments and the foreclosing owner for their cooperation in these efforts.
- *Rental limitations.* As previously reported to the membership, the number of rented homes has fallen to the 10% limit (11 homes). Due to the sale of a previously rented home in 2018, notice was given that the Board would accept applications for a new rental. No applications were submitted during the following 30 days. This opportunity will be re-noticed in 2019.
- *Reminder of our responsibility to observe the CCRs and Rules.* The Board appreciates that our members generally respond positively and promptly to notification of violations of the CCRs and Rules. Typically, such notices involve failure to maintain houses or landscaping. Less frequently they involve failure to obtain Board approval for exterior changes to houses and landscaping. Sometimes this violation requires the owner to incur additional costs to achieve conformity, expenses that could have been avoided by an application for Board approval.

3. Issues outside the Pueblo. One of my unwritten job descriptions is “liaison with the outside world,” primarily government. Some of the issues I’ve worked on for us this year are:

- *Commercial development signs.* Working with Catalina Foothills Condominiums, we’ve made appearances this year in two cases before the County board of adjustment—La Toscana Village at the SEC of Oracle and Ina, and the redevelopment of the Five Palms restaurant on Sunrise as an office development. In each instance the owners sought variances for monument signs which were two or three times the allowed height and area. We obtained reductions in both cases, and more importantly going forward, credibility with County staff and board members.
- *Plaza Colonial.* Over the past two years, we’ve had several issues with this shopping center with which we share common borders: (i) landscape maintenance of the man-made and natural drainage ways on the center’s south and west sides; (ii) noise, primarily from a power washer used in early morning hours; and (iii) odors emanating from the dumpster enclosure at the center’s southwest corner, caused by misuse of the enclosure’s dumpster and grease storage container by one of the center’s restaurants. Jean Paine and I have been meeting with the center’s management and will schedule a meeting with the restaurant owner, seeking resolution of these issues. The management is trying to clean up their act, but it is still a work in progress.

- *Avenida de Posada.* At last year's annual meeting, Jean Paine and I reported that Posada had ended up with the short end of the stick in the County's allocation of scarce funds for local street repair. Although the County deems Posada's pavement "failed," that rating earns it the lowest priority for repair. A County bond measure intended to fund local street improvements failed in the November 2018 election. We will continue to press for patching of potholes and repair of erosion damage to the street's shoulders south of its intersection with Skyline. Thanks to Joey Barbee and Jean Paine, the County has responded to our complaints about overgrown vegetation along Posada.
- *Subdivision monument damage.* We have been working with the officers of the Catalina Foothills Association to repair the September 20 damage to the masonry subdivision monument at the southwest corner of Campbell and Posada. On December 12, I attended a hearing in Pima County Justice Court on the driver's citations for failure to control his vehicle and to carry evidence of

Insurance. Although the charges were dismissed due to the absence of the citing Sheriff's deputy, I conferred with the defendant and suggested it was in his interest to share with us his carrier's information which he had been prepared to submit to the hearing officer. He agreed and CFA reports that his carrier will pay for the repairs.

Doug Airulla, Treasurer

The Pueblo's budget for fiscal year 2018 was \$82,600. This projected amount included HOA dues collection of \$81,000, title transfer fees of \$1,600. The starting checking account balance on January 1, 2018 was \$17,628.50. The starting reserve account balance on January 1, 2018 was \$56,407.55

Total income for 2018 was \$83,923.29. This was in excess of the budget amount by a positive \$1,323.29 as a primary result of unexpected home sales during the year resulting in surplus title transfer fee receipts . In conclusion, the additional receipts had a net positive effect on cash flow.

Total expense for 2018 was \$64,678.89. This amount was under budget by \$7,761.11 and can be attributed to lower pool maintenance costs and deferment of the Adelita pool landscape improvement project.

Upkeep and maintenance of the pools remains the largest expense category for the Pueblo consuming 71% of the budget. The primary subcategories within our pool expense are attributed to chemicals, preventative maintenance, and the electric and gas utilities.

The Pueblo ended the year by funding the reserve account \$19,244.40. This amount was 190% of the reserve contribution goal of \$10,250.00. This is a remarkable testament to fiscal responsibility. As a result, the fiscal year- end balance in the reserve account is \$68,505.20.

Looking ahead, I envision another positive year in 2019 by making a prudent contribution to our reserve meeting the Pueblo's financial goals of funding future capital projects that maintain our infrastructure and mitigate financial risk to the Pueblo.

Priorities for 2019 include:

- Establishing and implementing an investment strategy for the reserve funds. Input from the community as a function of a study committee is advised for this undertaking.
- Review of the 2018 audit conducted by Gene Gieseler followed by implementation of any additional financial controls that minimize risk and establish greater transparency to our financial accounting.
- Revisit the 2014 reserve study to evaluate the projected infrastructure and administrative expenses across a multi-year horizon for the purpose of validating our long-term financial needs, and confirm we are adequately funding the reserve to meet our financial goal to preserve the Pueblo for many years to come.

Walter Stackman asked that the board contact his neighbor to have his palm tree trimmed. He asked the same last year and nothing has been done. Walter also reminded the board that he was owed \$120 for electricity for the entrance sign at Campbell at Pueblo.

Joe Thompson expressed his opinion that the board should change the CCR's to include term limits for board members. Joe further suggested that contact information for Pima County Board of Supervisors be listed in the newsletter so all CP residents will have the necessary information to contact Pima County requesting repair of Avenida de Posada. He said the county would be more likely to respond if they are flooded by requests for the same issue . . . "the squeaky wheel" theory.

Connie Church, Secretary/Communications

First I'd like to thank Lee Strang, Pat Weigand and Gail Reich for collecting dues and ballots at the registration table tonight.

Directory

We should receive the 2019 directory from the printers in the next week or so. Again, a big thank you to David Scott Allen for doing the beautiful cover each year and to Bob Garrett for updating the map. I need 3 or 4 people to help me deliver. If you are available, please shoot me an email.

Newsletters

Thanks to the following contributors:

Pat Weigand: Articles on wide-ranging and always fun and interesting articles

Mark Sammons – Garden Galliaufry

David Scott Allen – Pueblo Recipes

Bob Garrett – Photographing and producing photo layouts of our neighborhood get-togethers and contributing Practical Pueblo articles

Ursula Garrett – I'm very happy to announce that Ursula has consented to do periodic *Spotlight on a Neighbor* articles.

Everyone who recommends tradespeople to the **Tried & True** column

Website

I'm not completely happy with our Web Hosting Service. I am currently researching other options. Hopefully, there won't be a problematic transition.

Welcome Books

Jean and I enjoyed personally welcoming our new neighbors and giving them Welcome Books that include our governing documents and other pertinent Pueblo information.

2018 Social Events in the Pueblo were enjoyed by many of our residents.

Tapas Tour: March 17th

Our Irish Tapas Tour was a great success. Approximately 65 folks wandered from house to house enjoying St Paddy's Day dinners and Irish whiskey.

Huge kudos and thanks go to our hosts: David Scott Allen & Mark Sammons, Joey Tanner Barbee and Bill & Lee Strang.

Cinco de Mayo party: May 5th

The annual Cinco de Mayo party was again chaired by Joe Thompson, Jan Lerch and Marianne Van Zyll. This very popular potluck dinner party held at Adelita Pool featured Joe's always popular Margaritas.

Fall Party at Adelita Pool: November 9th

Connie Brannock's *Tiny House of Funk* band kept the Pueblo hoppin' with their high energy R-n-B tunes. Pasta entrees were catered by Roma Imports and party goers brought salads and desserts.

Holiday Party: December 8

Our new neighbor, Fred Stubenrauch, opened his amazing home for our annual holiday party. Fred even provided live music! Jean, Connie and Lee Strang were the chefs du jour and attendees brought appetizers or desserts. A great time was had by all . . . and considering this was the largest party in CP recent history (over 80 people) that says it all.

Catalina Pueblo parties are made possible through the efforts of many many people: Volunteers help with set up, clean up, food preparation and sharing their homes. Thank you to all who shared their favorite dishes whether entrees, salads, appetizers or desserts. Thank you to the volunteers who helped put on the 2018 events: Frank and Pamela Bangs, Joey Barbee, Giuseppe & Annamaria Biagini, Doreen Frankel & Jake Hurwitz, Bob & Ursula Garrett, Marti Greason, David Holter & Gail Reich, Kevin Lerch & Jan Sikora-Lerch, Terry McLeod, Deb Perry, Mary & Ben Porter, Karen Satterfield, John & Jude Trang, Jeannie & Eric Wager, Mike & Jane Wattis, Pat Weigand. A special thank

you to our 2018 hosts: David Scott Allen, Mark Sammons, Joey Tanner Barbee, Lee & Bill Strang and Fred Stubenrauch. And last, but not least to event chairs: Joe Thompson, Marianne Van Zyll, Jan Lerch, Jean Paine and Connie Church.

Architecture Committee, Warren Edminster

This has been a very productive year for home improvements. The Board is pleased that cooperation was expressed in complying with the C.C and Rs. Several folks had asked for interpretation of Architectural Requirements so that problems could be headed off before they occurred. Thank you very much!

Here is a listing of the cases that came before the Board, by type:

Paving replacement	4
Solar Installations	4
Storage shed replacement	1
Garden Wall and Gate Revisions	2
Step and Handrail Revisions	3
Window and Door Replacements	3
Painting	1

The Board is particularly appreciative of the cooperation of neighbors who select to “go solar” but attempt to reduce the visual exposure, from off site, as much as possible.

Pools, Mike Rockwell for John Trang

2018 has been another busy year for the Pool Committee and HOA Board in caring for our pools. Again, I would like to acknowledge and thank the Pool Committee – Marti Greason, Mike Rockwell, and Sherry Henderson – for their commitment and service. And, I would like to thank all of you who have helped to keep our pools the wonderful assets that they are to the community.

Our pool service and pool cleaning and landscape maintenance vendors have continued to provide excellent regular service to each of the pools. All periodic county health department inspections have been passed with flying colors and all required certifications and licenses have been obtained.

The following repairs and improvements were made during 2018:

- The Adelita pool and spa pumps were replaced with energy efficient variable speed pumps.
- The Minera pool pump was replaced with an energy efficient variable speed pump.
- The Adelita spa mechanical area plumbing was updated to resolve leak issues.
- The Adelita adobe wall adjacent to the southwest gate was raised in order to comply with County code.
- The Adelita Ramada cabinet counter was replaced, leveled, and tiled with matching tile.
- The Adelita Ramada cabinet doors were replaced and repainted.

- All entrance gates at all pools were reconstructed so that they swing outward in order to comply with County code (special thanks to Jean and her grandson for repainting the gates as needed).
- Electrical upgrades were completed at the Adelita and Caballo pools.
- Routine maintenance and minor repairs were made at all three pools as needed.

Despite the needed routine maintenance, planned improvements, and unanticipated repairs, we were able to stay within the 2018 budget and we were able to move residual operating funds into the reserve. Please note that the proposed pools budget for 2019 is actually about \$3,000 lower than the 2018 budget. This is primarily the result of substantial savings in our utility costs (~\$3,000) associated with heating the Adelita pool for one additional year using the new energy efficient heater.

The following repairs and improvements are planned for 2019:

- Repair Adelita Spa plumbing to resolve leak adjacent to skimmer.
- Reset Adelita deck pavers near cabinets and spa after plumbing repairs are completed.
- Clean Adelita, Caballo, and Minera pool waterline tile.
- Caballo and Minera pool Ramadas – repaint as needed.
- Possible repairs may be needed for the Minera pool heat pump.

Many thanks, again, to all of you who use and enjoy the pools for taking such good care of these beautiful assets and great resources for our community. Please do not hesitate to contact me, or any of the pool committee or HOA Board members to bring things to our attention when repairs are needed.

Best wishes to everyone for a great 2019 on behalf of the Catalina Pueblo HOA Pool Committee.

Jean Paine, President:

2018 was a good, may I say, a super year for Catalina Pueblo. Your Board, Frank Bangs, Connie Church, Doug Airulla, John Trang, Warren Edminster, and Bill Ridlinghafer and I saw many accomplishments.

You have heard from each Board member about those many accomplishments so I won't repeat them. I want to thank our retiring Board members Doug, Bill and John for their hard work on behalf of the community. Without such great volunteers the CP would not be such a wonderful place to live.

We welcome the newly elected Board members, Joey Barbee, Pat Weigand and Mike Wattis. Your continuing Board is looking forward to working with them, continuing current projects, and developing new projects using their input and expertise. Yes, 2019 will also be a super year.

We will continue to monitor external activities that impact Catalina Pueblo, develop a landscape plan for the common areas and pools, clarify and if appropriate add to our community rules, continue to develop sound financial procedures, have fantastic parties and community wide fun, welcome each new homeowner(s) with a visit from Board members and be responsible home owners.

Regarding financial issues, we owe a big thank you to Gene Gieseler for again reviewing 2017 finances and making excellent suggestions on how to improve our procedures. This review is done every 2 years by a community resident who isn't a Board member.

If anyone has any additional questions or comments now is the time.

There was no further business. Bill Strang moved to adjourn, the vote was unanimous.