

Catalina Pueblo Association  
Board of Directors Meeting: December 9, 2019  
2445 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 5:04.

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

Current Officer/Committee reports:

**Annual Meeting:**

Monday, January 13, 2020 at Catalina Pueblo High School.  
Set-up 5:45, Registration 6:15, Meeting 7:00

Connie: Annual Meeting Packets including 2020 dues invoice and ballots will be distributed around December 20<sup>th</sup>. Frank reported that there is a new law on the Arizona books (AZ Senate Bill 1531) requiring a "Statement of Proceeding Ledger Amount". He reported that if we have a line on the 2020 Dues Invoice showing 2019 balance due, that would fulfill the requirements.

Formatting the meeting using a Consent Agenda (submitting board member reports in advance instead of giving them orally at the meeting) was discussed. It was decided that this approach should be tried for the 2020 meeting and then evaluated for future annual meetings. It was decided that this approach would allow time for a speaker. Frank will contact Watershed Management Group and invite either Trevor Hare or Nichole Casebeer, the two WMG staff members who are working with the CP Storm Water Erosion and Harvesting Project committee, to make a presentation.

**2020 Proposed Budget**

- Pat distributed the November Budget to Actual Statement, January through November disbursements document and spreadsheets/graphs for year-to-date pool expenses. Discussion followed about the proposed 2020 budget. Joey moved to issue Francisco Enriquez another 2-year contract for landscaping services at a monthly rate of \$700. Mike seconded the motion. The vote was unanimous.
- It was decided that combining a few line items would make the budget and monthly Budget to Actual statements easier to code and report. To that end, the 2020 budget will combine "Other Landscaping Maintenance" and "Landscaping Project & Design" into "Landscaping Maintenance, Project & Design". "Pool Maintenance" will be deleted

and expenses will be reported with “3 Pools Maintenance, Replacement & Repairs”. A new line item – “Reimbursed Expenses” – will be added to record any expense paid by the Association on behalf of an owner with the expectation that the monies will be reimbursed.

**Proposed Rules Revision: Frank Bangs, Chair**

It was decided that special meetings for review of the draft Rules were necessary in order to complete the review for distribution to the community in March. The first special meeting will be at Frank’s on December 17<sup>th</sup>. Subsequent meetings will be scheduled as needed.

**Officers and Committee Reports:**

**Jean Paine, President**

Jean led a discussion about goals and projects for 2020. It was decided that reviewing the 2014 Strategic Plan should be prioritized. Pat felt the review would determine the need to accelerate funding of the Reserve Fund by a dues increase. Frank suggested keeping track of expenses paid through yearly expenditures that could be considered a Capital Expense. A subcommittee will be formed to review the Strategic Plan before the February board meeting. Frank and Pat will co-author a Strategic Plan article for the February or March newsletter.

**Joey Barbee, Chair Landscape Committee**

Joey handed out a Landscape Committee Report. The committee’s goal for the year is to maintain and beautify our neighborhood. The “purple” section of the Pueblo was walked by 5 teams comprised of members of both Architecture and Landscape Committees. Each team will re-walk their areas 45 days from the original communication to check that the requested work was accomplished. A second email will be sent to acknowledge the completed work or make note of incompletions. A system to use in requesting board action for incomplete improvements is being developed.

Gail Reich is heading a team to address walkways, easements and washes. Her team is Lee Strang, Mary and Ben Porter.

Jeannie Wager, Mark Sammons and Doreen Frankel will revisit the areas walked last spring to determine if the requested work was completed.

Joey reported that all three pools are in need of general trimming, cleanup and beautification. She will be addressing those issues as well as purchasing plants in December to be planted in January.

**Mike Wattis, Chair Pool Committee**

Our new pool maintenance company, *1<sup>st</sup> Choice Pools*, started December 1<sup>st</sup>. He will have them chemically treat in each pool as the first order of business.

**New Business**

Pat, as chair of the Nominating Committee (members: Gail Reich and Marti Greason) will write an article for the February newsletter outlining their recommendation that Residents of the Pueblo chair upcoming social events.

Pat will develop Conflict of Interest and Non-disclosure documents for discussion at the February board meeting.

There was no further business. Pat moved to adjourn the meeting at 7:20. The vote was unanimous.

*The next board meeting will take place immediately following the Annual Meeting.*