

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 5:07.

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

### **Old Business – Summer Recap**

#### **Joey Barbee: Landscape Committee:**

##### **Homeowner Requests**

The owners of 2660 Pueblo requested approval to plant a *Chiopsis Lunaroides*, Desert Willow, in the landscaped area in front of their front window. After review by the committee, the request was approved. The tree has been planted.

The owners of 2752 Pueblo requested approval to plant the following:

2 Santa Rita Prickly Pear	2 AZ Primrose Jasmine
3 Red Bird of Paradise	6 Vibe Ignition Purple Sage
3 Mexican Fencepost	1 Ocotillo
1 Tangerine Beauty Crossvine	

All requested plants were approved by the committee. At this time the planting has not been inspected.

##### **Landscape Issues**

The spring rains encouraged a plethora of amazing Agave plants in many spots of our neighborhood. They were beautiful, even spectacular, until they were not. Eventually they began to rot and fall over leaving an ugly mess. At least a dozen Agave were on Common Area and required extensive clean-up.

##### **Other landscape work included:**

- Pruning and removing deadwood and mistletoe from eight Palo Verde trees
- Removing four dead Palo Verde trees and one dead Acacia tree
- Re-doing and replanting an area by Caballo Pool that had been destroyed by dying and rotting Agave damage.
- Trimming and upkeep of oleanders, pyracantha, cacti, and other plants in our landscaped areas.

##### **Warren Edminster: Architecture Committee:**

- Warren worked with the owner of 2631 Posada on a possible remodel of her front entrance. The project was put on hold by the owner.

- The owners of 2752 Pueblo requested permission to extend their patio wall. The project was put on hold until the homeowners could establish their exact property line.
- The rock wall revision at 2641 Maria was completed according to their approved request.

**Mike Wattis: Pools Committee:**

- All three pools passed termite inspection.
- Six new lounge chairs were purchased.
- All three pools passed back flow testing.
- A new handrail cover for Adelita spa was installed.
- All three pools passed their annual health inspections.

**Frank Bangs: Vice President**

- **Enforcement actions:** All enforcement actions pending at April's Board Meeting have been satisfactorily resolved. Frank will generate a closure letter for the numerous issues at 6207 Minera.
- **Beyond our boundaries:** Frank and representatives of the Catalina Foothills Condos continued to monitor the property at the southeast corner of Skyline and Posada currently for sale. Frank met with County staff on the development issues presented by this site. County Wastewater video recorded the internal condition of the 8-inch sewer line that enters Catalina Pueblo at the east Maria cul-de-sac, down Calle Adelita and connecting with the line in Posada. Frank will contact the County about the purpose and results of that survey.

**New Business:**

**Annual Meeting:**

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

**2020 Proposed Budget**

- Pat distributed the October Budget to Actual Statement, January through October disbursements document and spreadsheets/graphs for year-to-date pool expenses. Pat led an extensive discussion on estimated expenses and revised line items for the 2020 Proposed Budget. A few items needed further research so discussion will continue during the December board meeting when the proposed budget will be finalized.
- Both Association monthly vendors have contracts up for renewal as of January 1, 2020. It was unanimously agreed that both Virginia Rodriguez (housekeeping) and Francisco Enriquez (landscaping) have done outstanding jobs for many years.
  - Mike and Joey will contact Francisco to determine estimated hours spent for on-going monthly maintenance and find out what insurance he currently carries. They will then make recommendations to the board for his upcoming contract.

- Mike moved to raise Virginia's annual contract fee to \$2400 paid in 12 equal monthly installments. Frank seconded the motion. The vote was unanimous.

### **Nomination Committee: Pat Weigand, Gail Reich, Marti Greason**

Board terms are as follows:

2019 -- **2020 – 2021**: Jean, Pat, Joey, Mike

2018 – 2019 – **2020**: Warren

2017 – 2018 -- 2019: Frank, Connie

The Nomination Committee met and reviewed current terms of office as well as the responsibilities that have evolved for each board position. The committee noted that the office of VP and Secretary have areas of responsibilities calling for certain degrees of expertise and experience. It was also noted that several new projects started in 2019 (Rules Revision, Long Range Planning, Watershed Management Group) would continue at least into the next year and involve all members of the current board. The importance to increase community participation was agreed to unanimously. To that end, the board will encourage interested homeowners to join committees and work with officers on activities that fall under their purview with the expectation that future board members will come from these ranks.

Joey moved to accept the recommendation of the Nomination Committee that Frank Bangs run for one more 3-year term as Vice President and Connie Church run for one more 3-year term as Secretary. Warren seconded the motion, the vote was unanimous. It was also decided, that a list of duties that fall under these two offices be listed on the 2020 ballot.

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

A very big thank-you to the committee (Mark Sammons, Dan Peters, Pat Weigand, Frank Bangs) for taking on this monumental task. The board's goal is to finish reviewing and amending the Proposed Rules Revision by February or March 2020 so it can be sent to the community for input before the Board votes on the final version. Extensive discussion followed that covered sections to 2.2.3. It was decided that several special board meetings were needed to cover this material. At least one special meeting per month plus regular board meeting time will be devoted to finishing this project.

### **Officers and Committee Reports:**

#### **Jean Paine, President**

During the coming year Jean suggested that the board look into the advisability of a dues increase in 2021. Even after the anticipated 2019 reserve transfer, the Reserve Fund will be under \$100,000. A long range planning committee will identify future infrastructure needs, the associated cost and timeframe. One approach could be that the amount of the increase could be directly pledged to the Reserve. Further discussion will be needed.

### **Joey Barbee, Chair Landscape Committee**

The joint Landscape/Architecture Committee will have their fall “walk through” on Friday, November 15. Ten members will form 5 teams to walk the “Purple” section of the map. E-mails will be sent over Joey and Warren’s signatures notifying the homeowner of any improvements the team suggests. Each letter will identify the team members who actually viewed the property with their emails so the property owner can contact them for any clarification. A month after the first email is sent, each team will revisit their sections. A second email will then be sent acknowledging the completed work or note incompletions. If there are serious incompletions, a formal notification to the board will take place and further action will be discussed at the board level.

Follow-up on last spring’s walk-through will be done next month to ensure it is consistent with the new process outlined above.

One of the Landscape Committee’s next priorities is to develop a plan to ensure the walkways/paths add beauty and character to our neighborhood.

### **Mike Wattis, Chair Pool Committee**

The pool maintenance firm we have contracted with for many years has changed hands. Mike, therefore, interviewed several firms, including the new owners of our previous maintenance firm. He recommended *1<sup>st</sup> Choice Pools* who will do regular monthly maintenance including chemicals for \$250/month at Adelita and \$150 per month while unheated and \$250 per month while heated for Caballo and Minera. Pat moved to accept Mike’s recommendations. Joey seconded the motion. The vote was unanimous. Mike believes this change will take place in the next few weeks and will furnish all financial information to Pat to set up electronic bill payments.

### **Frank Bangs, Vice President**

Frank attended an HOA Seminar hosted by Goldschmidt/Shupe, PLLC and gave a brief summary.

Frank will email board members with possible dates for special meetings to continue review of Proposed New Rules.

There was no further business. Pat moved to adjourn the meeting at 8:15. The vote was unanimous.

*The next board meeting is scheduled for 5:00 - Monday, December 9<sup>th</sup> at Joey’s..*