

Catalina Pueblo Association
Board of Directors Meeting: February 10, 2020
2611 E. Avenida de Maria

Present:

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

The meeting was called to order at 5:09.

Pat moved to approve the January 2020 board meeting minutes as submitted. Joey seconded the motion. The minutes were unanimously approved.

Current Officer/Committee reports:

Pat Weigand, Treasurer:

- Pat distributed the January financials. Past Due notices have been sent including penalties where applicable.
- A committee will be formed to study recommendations from the last Financial Review. Pat will chair, Jean volunteered to join the committee. It was decided that the committee would include Linae Holcombe, our accountant, and two other CP Owners.
- It was agreed that the Non-disclosure Agreement and Conflict of Interest, an internal board operating policy, would be placed in the parking lot until the March meeting.

Officers and Committee Reports:

Frank Bangs, Vice President

- Frank has rewritten the entire section of the Rules Revision #12 – *Procedures for Imposition of Penalties for Violation of the Rules or Other Governing Documents*. Frank reviewed the revisions and will incorporate changes recommended during board discussion for distribution and discussion at the March meeting.
- Frank will contact WMG about recommendations for water harvesting/drainage. He will also contact Pima County to find out if they have any regulations regarding dams or other potential drainage management systems.
- Frank will check Pima County's website to see if there has been any updates on management of pothole repair.

Joey Barbee, Chair Landscape Committee

Joey reported that the committee's priorities for the year are:

- To have clear guidelines for the committee
- To create and implement a system for consistent and complete feedback to the neighbors, including consequences, fines, etc.
- To include pathways maintenance in the committee's concern and attention
- To maintain and upgrade pools and common area landscaping

Landscape Committee Activity:

- A *WalkThrough* for section *Yellow* (east side of Maria and Pueblo up to Minera) is scheduled for March 6 with follow-up April 17. Jeannie continues to manage the follow up and letter writing for the previous sections.
- Jeannie Wager is managing the design, production and delivery of “Thank You Valentines” to all homeowners to thank them for the positive attitudes related to the work the committee does.
- Gail Reich has formed a team for the Pathways project. The team will be focusing at this time on the Adelita/Minera Pathway. They will revisit that pathway during February and the necessary letters to the individual property owners will be sent. Their goal is to have the Adelita/Minera Pathway cleaned up by the end of April.

Upcoming Projects:

- The Minera Pool and Common Area will be receiving more cleanup and landscaping attention. Desert shrubs and cacti have been purchased, all at wholesale prices, and planting will begin with the next few weeks.
- Tree selection, placement and planting are part of the plan for this area but action will wait for guidance from our Watershed Management Committee.

New Business

Reserve Account – Interest bearing:

Pat and Jean reviewed their research on banks and investment opportunities for the deposit of Reserve Funds. Criteria for selection includes no risk this year and whatever instruments are selected must be with the same bank. After extensive discussion, Pat moved to put \$81,000 of the Reserve Fund in a CD for 1 year and the balance (approx. \$30,506) in a savings account. Ally Bank is the first choice if Pat can determine that the bank has online capabilities and there is no problem transferring the money. Joey seconded the motion. The vote was unanimous. If Ally Bank cannot provide the necessary services, Pat will then contact CIT and Goldman-Marcus and report at the March meeting.

Reserve Study:

A committee will be formed, including board members, Pat, Joey and Mike. Three CP Owners will be asked to join them. They will develop a Strategic Plan and report back to the Board.

There was no further business. Joey moved to adjourn the meeting at 7:45. The vote was unanimous.

The next board meeting will take place at Jeans on Monday, March 9 at 5:00.