

Present:

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

The meeting was called to order at 5:05.

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

Parking Lot from February:

Pat distributed copies of the Non-disclosure Agreement that has been previously discussed and placed in the Parking Lot. After much discussion on what should be considered confidential information and what is public information, it was agreed that board members should never discuss confidential information outside the board.

Pat distributed copies of the Conflict of Interest policy that has been previously discussed. After further discussion, it was decided that no gifts or compensation should be accepted. Mike moved to adopt the following internal board policy as amended. Warren seconded the motion. The vote was unanimous.

**Policy and Procedure on Board Members Conflict of Interest  
Policy**

The Catalina Pueblo Association (CPA) Board Members, Committee Chairs, and Committee Members are required to adhere to the following procedure with regard to Conflict of Interest.

**Procedure**

1. CPA requires that Board and Committee Members do not compromise CPA, and its Homeowners for personal gain or the gain of relatives or close associates.
2. Examples of conflict of interest include, but are not limited to
  - a. Accepting gifts or compensation
  - b. Requesting or granting favors
  - c. Conducting business for personal gain
  - d. Granting CPA contracts/or CPA employment to relatives, close associates, or any Association owner or resident

Board and Committee Members are required to disclose all potential conflicts of interest to the Board on the CPA Conflict of Interest Form.

Failure to do so may result in termination from the position held, as well as future positions with CPA.

Current Officer/Committee reports:

**Pat Weigand, Treasurer:**

- Pat distributed the March financials.
- The Financial Review committee is being formed. Pat will chair, Jean and our accountant, Linae Holcombe, will be on the committee along with 2 other CP owners. Pat will report at the April meeting.
- **Reserve Fund – Interest bearing:** Pat discovered that Ally Bank, the board’s first choice of banks, does not work with HOA’s. She will contact CIT and Goldman-Marcus and will email board members on her finding. The goal is to have Reserve Funds deposited in safe, interest bearing accounts before the next board meeting.

**Officers and Committee Reports:**

**Frank Bangs, Vice President**

- Frank has extensively researched both Pima County and national regulations pertaining to semi-public pools. He has incorporated his findings in the “Pools” Section 5 of the Revised Rules, which will be discussed at length under Old Business.

**Joey Barbee, Chair Landscape Committee**

- Follow-ups for the Fall 2019 Walkthrough show good progress. In almost all cases there has been completion or significant action. The only property that has shown no response is 2556 E. Avenida de Maria. This problem has been forwarded to the Board for action. Jean will contact the owner and request that the problems outlined will be corrected within 30 days.
- The “yellow” section was reviewed on March 6. It was reported that many homes in this section seemed especially well kept. The revisit is scheduled for April 17.
- The Pathway team, led by Gail Reich, reviewed the pathway from Adelita to Minera. Problem areas were identified outside approximately one half of the homeowners on that path. “Work needed” letters were sent out and many responded quickly with comments ranging from “the work is scheduled” to “the work is done”.

1. Gail and Joey met with one owner who does not believe that the CCR’s supports the use of pathways for pedestrian use. The board reviewed CCR **7.3 Pedestrian/Utility Easement**. After considerable discussion, the board unanimously concurred that this section does indeed provide access for pedestrian traffic. Further, the board believes that the following sentence relates directly to the pathway from Adelita to Minera, as well as several other pathways within CP. *Those portions of the Lots subject to a utility easement shall also be subject to a pedestrian easement for the purpose of providing*

*access to the pools and parks located in the Common Areas, and for the maintenance of landscaping.* It was noted that the CCR's are dated 2003, the website, posted in 2010, talks about "many charming walking paths" and the directory started highlighting the walking paths in 2015.

2. Another resident on this pathway encountered problems resulting with our present system of having individuals handling their own trimming and cleanup. Gail, Lee Strang and Joey will meet with the homeowners on Tuesday to discuss their concerns.
- The landscaping and planting at Minera Pool and Common Area went quickly and amazingly well. At this point, the remaining specific plans are to transplant two cacti from the Minera Common Area to other spots in the Minera Common Area and possibly to expand the Calle Minera parking spaces from 3 spaces to either 4 or 5. Eventually the committee hopes to plant trees in the Minera Common Area but especially along the Calle Minera side, providing shade for all, especially for the walkers.
  - There are a few remaining cacti from what was purchased in December. They will be planted at the Adelita pool.

#### **Warren Edminster, Chair Architecture Committee**

- Warren presented a request by the owner of 2712 E. Avenida de Pueblo to repair side posts, eliminate the center post and add a support beam in his carport. The owner furnished engineered drawings and after review of the request, Warren recommended the board approve the request. Pat seconded the motion. The vote was unanimous.
- Warren presented a list of problems from the Spring Walkthrough. Connie will send out letters over Warren's signature.
- Warren is referring 8 homeowners who have not complied with requests from the Fall Walkthrough for board action. Connie will research dates of previous notification and forward them to Jean and Frank to determine how to proceed.

#### **Old Business**

##### **Reserve Study:**

A committee will be formed, including board members, Pat (Chair), Joey and Mike. Three CP Owners will be asked to join them. They will develop a Strategic Plan and report back to the Board. The goal is to have a final report by next Annual Meeting to present to the community.

##### **Revised Rules:**

Frank reviewed changes made since last board meeting. There were minor changes in sections 2.5, 2.6 and 2.9. New sections were written

for 3.4.1, 3.5 and 5.3 (Pools and Common Area Damage). Minor changes and new sections were reviewed.

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*. This section was reviewed.

Frank will make the few changes discussed at the meeting and meet with our HOA attorney to insure the Rules comply with current Arizona law before distributing to the community.

There was no further business. Mike moved to adjourn the meeting at 8:20. The vote was unanimous.

*The next board meeting will take place at on April 13th at 5:00. Location to be determined.*