

Catalina Pueblo Association  
Board of Directors Meeting: February 9, 2021  
Zoom Meeting

Present:

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

The meeting was conducted via Zoom as a COVID-19 precaution.

Jean called the meeting to order at 1:38.

Pat moved to approve the January, 2021 board meeting minutes. Joey seconded the motion. The minutes were unanimously approved as submitted.

**Frank Bangs: Vice President**

Frank reported on the ongoing activity on the lot at Skyline and Posada. A sale is pending, Barbara Grygutis is the buyer and proposes to put her home and her art studio on the NE corner of the property.

**Pat Weigand: Treasurer**

Pat reviewed the January 2021 financials. The 2020 pools expenses spreadsheet was discussed. Pat and Mike were asked to write a newsletter article for the March edition presenting the detailed report to the community. The spreadsheet is also attached to these minutes.

**Connie Church: Secretary**

The directory will be printed and distributed in the next few weeks.

**Mike Wattis, Chair Pools Committee**

Mike reported that there have been some inconsistencies in the service of the maintenance company. Mike has outlined with them our expectations and if not met, he will research alternative vendors.

**Joey Barbee, Chair Landscape Committee**

The Fall WalkThrough of the Red Quadrant was held the week of November 16<sup>th</sup>. The notices to the homeowners requiring corrective work were emailed on December 8. These homeowners were requested to have the work done within 45 days which would be by January 22<sup>nd</sup>. Within a week after the 22<sup>nd</sup>, committee members will review the homes needing attention and alert Jeannie Wager of homes with work remaining and a second notification will be sent. The second notification allows for 2 more weeks or additional time if there is an unusual situation.

If the second notification does not bring results, the problem is turned over to the Board for their action.

Planning for the new landscaping at Adelita Pool continues and should be completed within a few months.

**Milo Meacham, Chair Architectural Committee**

Milo previously sent to the board an outline for discussion about creating some guidelines for the Architectural Committee members to follow in doing the various reviews. Discussion followed. Milo and Joey will meet to coordinate guidelines that can be used for both Architectural and Landscape Committees.

Pat will gather old Architectural Committee documents currently in storage and give to Milo.

One of the recipients of a letter requesting certain work recommended after the fall WalkThrough has disagreed with the determination. Milo will try to arrange a meeting with the owner to review the requested work.

**Old Business**

**New Business**

**Rental Violations**

Frank contacted the homeowners of 2621 E. Avenida de Posada that were using their property for short-term rentals in violation of the CCRs and Rules. They assured him the property has been brought into compliance. Hopefully, no other board action will be necessary.

The homeowner of 6207 N. Calle Minera advertised his property as a short-term rental. Pat moved that Frank immediately initiate notice of violation protocol. Joey seconded the motion. The motion was passed unanimously.

Ownership of 6221 N. Campbell Ave. has been called into question. Jean will contact the person occupying the home to determine the property's status.

Frank reported that a request was received by the owner of 6322 N. Calle de Adelita to change the listing in the directory from "rental" to primary residence. After discussion, it was decided that since the property is used as a rental and is, in fact, currently rented, the requested change would not be granted. If the property is officially taken off the rental roles, it will be listed as owner occupied.

There was no further business. Pat moved to adjourn at 2:30. The motion was unanimously passed.

Next board meeting: Tuesday, March 9 at 2:30.