

Catalina Pueblo Association
Board of Directors Meeting: January 12, 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 1:35.

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

Frank Bangs: Vice President

Frank reported that recent activity has been reported on the Skyline/Posada lot. He will continue to monitor and report back.

Pat Weigand: Treasurer

Pat reviewed the 2020 year-end financial reports. The final budget to actual report will be posted in the February newsletter.

Connie Church: Secretary

No report

Mike Wattis, Chair Pools Committee

Mike reported that the Adelita Spa heater was not installed last month as hoped. He should have an install date within the next few days and will report to the community via email. Thanks to Pat, we have a spreadsheet of all expenses broken down per pool. That report will be attached to these minutes.

Joey Barbee, Chair Landscape Committee

The Fall WalkThrough of the Red Quadrant was held the week of November 16th. 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 22nd. Within a week after the 22nd, 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.

In late December, the owners of 2461 E. Avenida de Posada reported that a large mesquite tree outside their back patio had split and a large branch

caused severe damage to their roof. Bartlett Tree Company pronounced the tree unsafe and advised removal. The owners requested Board approval to have it taken out. The Landscape Committee reviewed the request and recommended approval. The email Board vote was unanimous to approve their request.

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

Milo Meacham, Chair Architectural Committee

Joey and Milo will meet to coordinate their responsibilities and walk several PathWays. Pat will gather old Architectural Committee records filed at Caballo Pool for Milo.

Old Business

New Business

2021 Ballots

The deadline for receipt of 2021 ballots is today, January 12, 2021. Ballots from 42 properties have been received. Jean reported that Milo Meacham was elected to the Board of Directors, the 2021 budget was adopted and the minutes from the 2020 Annual Meeting were approved as submitted.

Rental Violation

Following a complaint from an adjoining property, it was determined that the homeowners of 2621 E. Avenida de Posada have been using their property for short-term rentals in violation of the CCRs and Rule 10. Screenshots from the *airbnb* website show that the property has been rented at least 16 times and the on-line calendar shows future rentals scheduled. Frank spoke to one of the owners who admitted to using the property for rentals but claimed to have no knowledge of Catalina Pueblo rules prohibiting it.

After consultation with CP legal counsel, Frank is writing a formal Notice of Violation to be sent to the owners. Formal process will be followed as outlined in CP Rules.

Trash & Recycle

Jean, Frank, Pat and Mike have been researching trash and recycle vendors to replace RES. After substantial investigation of all Tucson trash/recycle vendors and solicitation of recommendations, Hughes Sanitation Services was identified as the best fit for Catalina Pueblo. Pat moved to have Jean and Frank write a detailed letter to the community outlining the research steps taken and rationale to recommend this vendor. The letter, sent by January 15th, will ask for input before a final decision is made. The Association will pay for three weekly pick-ups (January 12, 19 & 26). If, after that time, the

community feedback is positive, the Board will award a three-year contract to Hughes Sanitation Services and CP residents will be billed individually. The Board recommends once-a-week combined garbage and recycle pick-up. The quoted price for this service is \$14 weekly, billed quarterly at \$42. Joey seconded the motion. The vote was unanimous.

Disposal of old records

Pat suggested that old Association paperwork held by board members might qualify for disposal. She will send out a list of requirements that must be met to legally purge records.

There was no further business. Pat moved to adjourn at 2:45. The motion was unanimously passed.

Next board meeting: Tuesday, February 9 at 1:30.