

Catalina Pueblo Association
Board of Directors Meeting: March 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 1:33.

Frank moved to approve the February, 2021 board meeting minutes. Mike seconded the motion. The minutes were unanimously approved as submitted.

Frank Bangs: Vice President

Frank reported that the rental violation at 6207 N. Calle Minera appears to have been brought into compliance by the owner. No further action is required at this time.

Pat Weigand: Treasurer

Pat reviewed the February 2021 financials. This report will run in the April newsletter.

Mike Wattis, Chair Pools Committee

Possible updated pool rules discussed under new business.

Joey Barbee, Chair Landscape Committee

Plans for the Spring WalkThrough, the Blue Quadrant, are beginning. The week of March 22nd is the agreed upon potential week of this WalkThrough.

Every WalkThrough provides the opportunity for a better refinement of how we operate. This time we will be coaching our team members in how to best state what they are asking the homeowner to fix. In other words, writing completely clear and understandable directions.

The issues related to two homeowners being “in violation” last month are being resolved.

All Red Quadrant issues are complete except for one. This homeowner is out of town and was given an extension, Francisco is handling the work. We will inspect on March 15.

The long awaited planting month for the Adelita Pool is here.

The Lee Strang Caballo Pool trimming project continues with, hopefully, the landscaping there, both inside and out, completed by the end of March.

Milo Meacham, Chair Architectural Committee

Discussion of whether a homeowner's request for "Hardscape" should fall under landscape or architecture yielded no clear-cut designation. It was decided that, for the time being, the chairs of the two committees would look at each case individually and make a joint decision of which committee or both committees should handle the request.

The advisability of allowing paint brands other than Dunn Edwards was discussed. It was decided that, to avoid confusion and ensure conformity in color, it is preferable to allow only Dunn Edwards. Milo requested that the board adopt the portion of the proposed new Rules on exterior colors (2.2.2. Exterior colors). It was decided that because there has been wide spread support for the expanded color pallet, Frank would review that portion of the proposed Rules and distribute it to the board for discussion and possible vote at the next board meeting.

Milo asked for clarification on the process to deal with a noncompliant owner and owners that fail to respond to L/A requests from committee WalkThroughs.

Milo and Joey will coordinate specifics for the next scheduled WalkThrough.

Old Business:**New Business:****Revised Pool Rules:**

Community members have been expressing a desire to have CPA's current Pandemic inspired pool rules relaxed citing the State's announcement of reduced COVID restrictions for public pools and water parks. Although the announcement does not apply to HOA pools, the Board felt it was a good time to discuss possible Rules revisions. This discussion seemed particularly timely as Jean and Frank recently attended a videoconference hosted by our Legal Counsel, Carolyn Goldschmidt, pertaining to Pandemic related topics. Extensive Board discussion weighed CPA's legal liability and safety concerns with the strong desire to enjoy the pools under more relaxed conditions.

Mike moved to revise the current COVID-19 Pool Rules as follows:

1. A maximum of 8 individuals including guests and family members may use the pools at one time
2. For those CP residents who do not wish to use the pools with others outside their immediate households, they may reserve the entire 1-hour slot

3. Pool furniture may be used with the requirement that the users sanitize the furniture after use -- sanitizer will be provided by the Association

Pat seconded the above motion; which passed by majority vote.

It was noted that all other Revised COVID-19 Pool Rules, adopted August 28, 2020 remain in place, including advanced on-line sign-up for no more than two, nonconsecutive one-hour time slots per day.

Jean and Mike will write a message to the community to be distributed via email.

Title Company Resale Documents:

Frank reviewed his research on HOA rights and responsibilities regarding documentation pertaining to a Title Company's Resale Notice. He distributed a packet prepared for the Goettel sale as an example. Frank and Connie will customize this document for all resale requests. A pdf packet of our governing documents will be included for each request.

Parking in walkways/easements:

Jean reviewed a complaint from a resident regarding unauthorized parking in the walkway/easement behind Caballo Pool. Photos had been previously distributed. Discussion followed which included the suggestion of blocking off the entrance, thereby denying vehicle access. This possibility was discarded because, as a utility easement, utility companies must have access. Joey moved to have Jean write an email addressing this problem to be emailed to residents whose property backs onto this walkway/easement. Frank seconded the motion; which passed unanimously.

Board Member job descriptions:

Pat reported finding board member job descriptions as she was organizing HOA files at Caballo. These have not been used in recent years and she felt they would be helpful for nominating committees and potential new board members. Several current board members' terms-of-office end this year, so she volunteered to review these documents and the job descriptions in the Bylaws and update where necessary. Her recommendations will be distributed for comment and ratification.

Ownership discrepancies of 6221 N. Campbell Ave:

County records show that the sons of the long-time resident own the above property. Past and recent HOA annual dues have not been paid in a timely manner by the resident. It was decided that Pat and Jean would contact the owners to try to work out an accelerated payment schedule, if possible.

There was no further business. Pat moved to adjourn at 4:00. The motion was unanimously passed.

Next board meeting: Tuesday, April 13 at 1:30.