

Catalina Pueblo Association
Board of Directors Meeting: April 13, 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 1:32.

Frank moved to table discussion and vote of the March minutes until after COVID Updated Pool Rules discussion. Joey seconded the motion. It was passed unanimously.

At the end of the meeting, Pat moved to approve the March, 2021 Board meeting minutes as submitted. Joey seconded the motion. The minutes were unanimously approved.

Frank Bangs: Vice President

Frank reported that preliminary work has begun at the SE corner of Skyline and Posada. Frank has requested a site plan and will meet with the new owner, Barbara Grygutis, on-site this week.

Connie Church: Secretary

The May newsletter will be the last until September 1st. She asked that all Board members have their reports to her by April 26.

Pat Weigand: Treasurer

Pat will distribute the March financials when received from our accountant, Linae Holcombe. There have been no unexpected expenses and all dues, save one partial payment, have been received.

Mike Wattis, Chair Pools Committee

Mike reviewed each Revised COVID Pool Rule approved last month via email (5 yes votes, 2 non-responses).

After further discussion, Mike moved to allow use of pool bathrooms. Joey seconded the motion, which passed unanimously.

Frank presented a formal document he requested be formally adopted as the latest *Revised COVID Pool Rules*. It was decided that he would update as discussed and circulate for an email vote. That document will be attached to these minutes after approval.

It was decided that having 8 on-line sign-up slots would be helpful for several reasons including making sure that folks were signing up for non-sequential

slots. Jean will ask LuAnn Gerken if she can/will do that. It was also decided that language on the sign-up sheet would be reviewed and updated.

Frank asked that his formal *Revised COVID Pool Rules* be added to the website when ratified.

Joey Barbee, Chair Landscape Committee

The ongoing issues of the Red Quadrant WalkThrough of our committee are complete with no ongoing issues.

The Blue Quadrant WalkThrough requests have been sent. This includes a final 2 properties of the Blue Quadrant as well an additional property with adjoining property lines. A determination was made by the Landscape Committee to include the third property because of a shared abundance of packrats, deadwood and debris in the area.

The Adelita Pool planting day finally happened. A few minor finishing touches remain.

Cerrada Pool landscaping plans are underway with Mark Sammons and Lee Strang with a goal of planting by May 1.

The Landscape Committee plans to meet and discuss the issues of monitoring feedback from the Blue Quadrant WalkThrough recent mailing.

In response to the notice of work identified during the last WalkThrough, the owners of the rental property at 2620 E. Cerrada Adelita responded that they would not do the requested work until after they returned to CP late August. It was decided by the committee that much of the work needed to be done immediately. After discussion, the board agreed. The owners will be notified.

Milo Meacham, Chair Architectural Committee

Milo reported that the owner of 2771 Avenida de Pueblo installed a concrete brick paver walkway in the front of the residence without seeking prior committee and board approval. Milo and Joey both learned of the project and toured it as work was being completed. A subsequent project application was received which included additional work. Milo and Frank will draft a letter giving permission for the completed project only. No other improvements without prior authorization are approved. When the letter is formalized, it will be put on letterhead and emailed from the board email address.

Jean Paine, President

Jean commended Joey and Lee Strang on the wonderful job they have done on the new plantings at Adelita Pool.

Our current supply of light bulbs is running low and they are no longer available. Jean and Pat have placed samples of different LED bulbs in their

respective outdoor light fixtures. Jean asks that Board members drive by to inspect and weigh in with their preference as replacement bulbs.

Jean and Frank met with State Farm Insurance agents. They feel they were able to clarify HOA policy issues and some language changes. The biggest change is that they authorized coverage of our monuments, entrance signs and street signs. They will review the revised policy when received and report back including the advisability of getting bids from other insurance companies.

Old Business:

Rule 2.2.2 Exterior Colors

Milo and Frank distributed the proposed new *Rule 2.2.2 Exterior Colors*. This document was slightly modified from the Rules Committee's original to include introductory language, and minor changes including the option of coating wood with stain. After discussion, Milo moved to adopt Rule 2.2.2 as submitted. Frank seconded the motion. Rule 2.2.2 was approved unanimously. Milo's Architectural Report in the May Newsletter will announce and explain this adopted Rule to the community.

Leasing and Leasing slot availability

Frank and Connie reviewed the current list of Pre-2008, Post-2008 and Leased Properties under 10.2. There are currently 10 properties listed which opens up one available slot. The May newsletter will advertise this opening.

An owner has expressed a desire/need to rent. Frank will contact this person to review her options.

New Business:

Board Member job descriptions:

Pat distributed Board job descriptions from 2010 and 2013. She asked that each Board member review their titled job description and give her their thoughts before August 15 so she can compile and distribute the updated document by September 1. It was decided to include the Social Chair position acknowledging that committees change periodically depending upon need and interest. In the next revised document, Landscape and Architectural Committee chair descriptions will be separated as the committees have been for several years. The goal is to have job descriptions updated by early fall for use by a Nominating Committee as several current board members' terms-of-office end this year.

Section 10: Rental of Dwelling Units:

Frank has been reviewing this section of the proposed new Rules. He will distribute suggestions for additions and clarification.

Pima County changes to policy on street repairs:

Frank has been monitoring changes to existing Pima County's policy of street repairs. In an effort to understand the process of selecting

roads to be repaired/replaced; he has asked county staff for copies of their survey and its results, and has asked for contact information for the engineer who made the recommendations for new policies.

Frank feels a committee should be formed of interested CP residents. Several people were recommended and he will contact them.

There was no further business. Frank moved to adjourn at 4:25. The motion was unanimously passed.

Next board meeting will be announced.