

Catalina Pueblo Association
Board of Directors Meeting: December 16, 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.

Jean called the meeting to order at 1:36.

Pat moved to approve the November, 2021 Board meeting minutes as submitted. Frank seconded the motion. The minutes were unanimously approved.

Connie Church: Secretary

1. Connie will update new owner information on lists for ballots and dues and send spreadsheets to Pat. Pat will tally both votes and dues received.
2. The deadline for votes on 2022 board members and the proposed 2022 budget is January 11. Joey moved to publish the January newsletter on January 15th to allow publication of ballot results and year-end financials. Frank seconded the motion, which passed unanimously. It was decided that January's newsletter's format would be altered: the front page, instead of the President's report, will, instead, report ballot results as well as a detailed report on the Roads Project. The second page will be the 2021 Year-end financials. The remainder of the newsletter will remain the same, so that any board member who has a report should get it to Connie by the 12th.
3. It was decided that newsletters for February onward would go out later in the month (instead of the 1st of each month) to allow publishing monthly financials right after the books are closed instead of financials that are two months old. Pat and Connie will contact Linae, our bookkeeper, to get an estimated timeframe for reporting to aid in deciding the newsletter's ultimate monthly publishing date.
4. Joey moved to hold 2022 Board of Director meetings on the second Monday of the month at 1:00. Pat seconded, and the vote was unanimous. For the foreseeable future, these meetings will be held via Zoom.
5. Connie will upload all new Board Policies and Board Job Descriptions to the website.

Pat Weigand: Treasurer

1. The November financials were distributed with the agenda in advance of the meeting. The only unexpected expense was the new pool heater at Adelita, which was approved in advance of installation.
2. Pat will pay the insurance bill in December, although consideration of a higher deductible and research into other insurance firms specializing in HOAs will continue. Possible modification in the total due for 2022 insurance, payable in December 2021, may occur. After meeting with State Farm, Jean

and Frank believe we will be refunded money if the premium is reduced or if we change companies.

Mike Wattis, Chair Pools Committee

1. The new pool service company seems to be doing a good job. He will continue to monitor.
2. Mike has been working with Pat to modify the monthly service fee for the 2022 budget.
3. The new Adelita pool heater is installed and the water temperature is approaching the optimal 85°.
4. Mike suggested that the Minera heat pump was not as efficient as it could be. He will research the possibility of installing a gas heater. The benefit, in addition to greater efficiency, is that it would allow us to have two pools heated year-round. He will report back.

Frank Bangs, Vice President

1. **Catalina Foothills Church sign variance application:** Frank reported on the ongoing work by an ad hoc group representing subdivision HOAs – Catalina Foothills Estates # 5 and 9, Catalina Foothills Condominiums, Shadow Hills and Catalina Pueblo – affected by a sign variance application by the Catalina Foothills Church. On December 6, the Pima County Board of Adjustment for District 1 reached a decision to limit the requested variances. The ad hoc group of HOAs Frank has been working with as well as over 100 neighbors, who sent written protests, were instrumental in gaining a number of improvements and neighborhood protections. Frank explained that a hybrid solution bringing elements of the “Dark Sky Incentive” program together with existing sign code was used for this important outcome.
2. Frank has formed a sub-committee of the Board to press Pima County to improve the condition of Avenida de Posada. Mary Porter, Jake Hurwitz, and Milo Meacham have agreed to serve. Frank will also invite Barbara Eckel.
3. The Catalina Foothills Association has sent out a plea for board members. The importance of this Association was acknowledged. Pat suggested the Nominations Committee could be reconvened to recruit volunteers from CP.

Joey Barbee, Chair Landscape Committee

The Landscape Committee Teams met several times for planning before they walked the Purple Quadrant inspections that took place on or around November 8. In the mailing that is then sent to the homeowners, the homeowners were requested to complete any requested work within 35 days. The team members’ names and email addresses are included in the mailing and homeowners are asked to contact them if there are problems completing the work within the requested time. Team members are responsible for monitoring the work and verifying that the work has been completed satisfactorily.

Joey described to the Board a homeowner suggestion that the Board erect a sign on private property about conditions of entry and control of pets. After discussion it was decided to delay any action on the suggestion in order to obtain additional information about relevant factual circumstances and the Board's authority in the matter.

The gravel improvement that the Board approved for the parking area at Caballo Pool and the parking and walking area at the Minera Pool has now been installed.

A plan is in place to add landscaping to the area behind the back gate of the Caballo Pool. This will include 2 small trees to add shade and several shrubs to add greenery and interest. Russ Carden has contributed financially so that the trees we purchase will be larger than we ordinarily would be planting. That is much appreciated.

Milo Meacham, Chair Architectural Committee

1. All letters have been sent to homeowners after the purple quadrant inspection. He has received several favorable comments and a few requests for deadline extensions, which were granted. In response to the Trang request for extension, he replied with his concerns for further deterioration.
2. The hard copy form Milo designed worked well, although a lot of effort was required to standardize the language before sending with cover letters. He will work with Barb Eckel on trying to develop an interactive form used on team member's iPads.

Old Business:

Jean and Frank met with representatives from State Farm via Zoom. There were several minor changes made. They noted that in the last 17 years, CP has never made an insurance claim. They recommend increasing the deductible from \$500 to \$5,000 if there would be significant cost savings. State Farm will calculate the difference in premium and let us know.

New Business:

Roads: Mike

Mike and a commercial road contractor walked all CP streets and inspected culverts connected to CP streets. Several recommendations and comments were made:

1. Chip seal, the road repair/resurfacing method used in 2012, is no longer the recommended treatment.
2. CP should undertake preventative maintenance versus redesign.
3. Sweeping the streets should be our first step – Mike investigated commercial grade sweepers and believes the machinery is too large for our narrow streets and tight corners/cul-de-sacs – there would also be too much damage to overhanging trees.
4. Mike will continue to research other street sweeping options.
5. After sweeping, the next step will probably be to spray sealant – more research needs to be done as the most widely used (maybe only?)

sealant is black which will not work for us as our Rules forbid black asphalt driveways so we do not want black streets.

6. Mike envisions the next several months, after acceptable sweeping and sealant options are found, be an “investigative period” in which a small test area will be treated to determine the desirability of the resurfacing options selected.
7. Considerations: rock border and private wall overspray – coverage – color – neighborhood feedback.
8. Mike projects the cost to be much less than the estimated road resurface as outlined in the 2014 Reserve Study.
9. Mike’s preliminary guess for costs of sweeping, asphalt repair, culvert and rock work is \$25,000 -- \$6,000 to be budgeted in the 2022 proposed budget – if everything is acceptable after the test area is completed, additional monies will be taken from the Reserve Account.
10. The January newsletter will devote most of the first page to describing the proposed roads project.

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

Next board meeting will be January 10 at 1:00 Tucson time via Zoom.

Parking Lot:

- Survey
- Sign request