

Catalina Pueblo Association
Board of Directors Meeting: November 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.

Jean called the meeting to order at 1:30.

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

Connie Church: Secretary

An email vote to accept the 2021 BOD job descriptions as amended was unanimously approved.

Pat Weigand: Treasurer

1. The October financials were distributed with the agenda in advance of the meeting. Milo asked if repairs or replacement of structures in the common area fell within the Pool Budget or if the Architectural Committee should have their own budget. He also asked if shade structures should be considered. Discussion followed and it was agreed that costs for structures at the pools would remain in the pool budget. Mike (Pool Chair) will consult with Milo (Architectural Chair) on any new construction or purchases.
2. An email from Gene Gieseler was distributed in advance of the meeting. He asked the Board to address monsoon damage to roads and culverts and the displacement of gravel by storm water. Extensive Board discussion followed. It was decided that Mike and his road contractor/consultant would inspect the affected areas this week and report recommendations to the board. Jean will telephone Gene and Frank will write him a letter responding to his concerns.

Mike Wattis, Chair Pools Committee

Mike expects no additional capital investments in 2021, however, he expects next year's maintenance costs to increase. He will work with Pat on the 2022 pool budget.

Frank Bangs, Vice President

1. Frank reported very good news from the Nominations Committee (Jo Ann Marcus, Jeannie Wager, Frank and Connie). Joey Barbee, Mike Wattis and Pat Weigand will all run for an additional term of office and a new owner, Barbara Eckel, will run for a three-year term to fill the last open Board position.
2. Frank and Jean will contact State Farm regarding revisions to our property casualty and liability insurance and report back to the board.

Joey Barbee, Chair Landscape Committee

INSPECTION OF HOMESITES AND THEIR PATHWAYS:

Our work inspecting the Blue Quadrant WalkThrough last year was disappointing since Committee members ran out of time to revisit all those sites as we normally do. The inspection continued with the members who were left in town, but the follow up was not as detailed as we like.

We begin this year with meeting to design a plan to more quickly and efficiently operate with our WalkThroughs. We will experiment with our new and better plan with the Purple Quadrant WalkThrough.

A huge positive this year was arranging for the long overdue cleanup of the property at 2578 E. Cerrada Caballo. At this point the work has begun and should be completed this week.

COMMON AREA MAINTENANCE AND SUPERVISION:

The Caballo Pool landscaping was completed. Lee Strang and Ben Porter provided hours of their time and talent to complete the job.

All pools continue to require trimming and general upkeep.

We lost a tall (no arms) saguaro at Minera Common Area that had fallen over and uprooted itself. To our sorrow, significant research determined that it was not salvageable. Francisco cut off the base and replanted it. He had to try.

Milo Meacham, Chair Architectural Committee

Milo's committee will begin their review of the 27 properties in the Purple Quadrant this week. Two members that sit on both Architectural and Landscape Committees will be able to review the same properties for both committees. He has added one new committee member.

Milo is designing a new form to be used by committee members during their property assessments to ensure inspection criteria will be standardized. The form will then be attached to a cover letter and sent to homeowners. He hopes this procedure will both streamline and make the reviewing process more efficient.

Milo noted that the Rules do not give specific guidelines for the design of back gates leading to drainage areas. Further complicating the issue, CP currently has many different gate styles. Milo suggests giving the Architectural Committee discretion to determine if a proposed replacement gate fits within the architecture style of Catalina Pueblo. Milo and Frank will develop language to cover this situation. Milo also said that architectural details like subtle differences in back gates would not jeopardize CP's possible historical district designation. Mike asked that we be mindful to treat all requests the same.

New Business:

1. In-person Annual Meeting - Jean

Jean led a discussion regarding the advisability of holding an in-person Annual Meeting in January 2022. She has reserved space in Catalina Foothills High School, House 1. After discussion, Mike moved to cancel the 2022 in-person Annual Meeting. Joey seconded the motion. The motion carried with 6 yes votes and one abstention from Pat. Connie asked that each board member deliver their 2021 recap report to her no later than December 10. Connie will put together the 2022 Annual Meeting packet and email to CP owners mid-December. Pat will deliver hardcopies to owners who do not have email. Pat will also collect and record both ballots and 2022 dues.

2. Bank Signature Representatives for 2022

It was decided that Frank and Pat would become the two authorized banking signatories for both CP bank accounts. They will visit both banks in January for this purpose and to cancel the current debit card and arrange for new ones.

3. Welcome Books

Connie will send Jean the list of 2022 new owners. Jean will review the list and let Connie know who has already received Welcome Books and how many Books she has left. Connie will then produce and mail additional ones.

There was no further business. Pat moved to adjourn at 3:17. The motion was unanimously passed.

Next board meeting will be December 14 at 1:30 Tucson time via Zoom.

Parking Lot:

- Survey