

Catalina Pueblo Association
Board of Directors Meeting: October 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.

Jean called the meeting to order at 1:00.

Milo moved to approve the April, 2021 Board meeting minutes as submitted. Mike seconded the motion. The minutes were unanimously approved.

Connie Church: Secretary

No Report

Pat Weigand: Treasurer

The September financials were distributed with the agenda in advance of the meeting. Pat reported that we are within budget.

Mike Wattis, Chair Pools Committee

Mike will leave the Minera heat pump running until it loses efficiency because of cold weather. Weather will also determine when the solar panels will not adequately heat Caballo. Adelita pool and spa will remain heated year-round.

Pat moved to continue the current COVID pool restrictions. Mike seconded the motion, which passed unanimously.

Frank Bangs, Vice President

1. 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.

2. Absentee property owners

Frank discussed whether or not to require owners absent for longer than 90 days to arrange for regular indoor and outdoor maintenance. It was decided that Frank would write an article for the next newsletter about this ongoing problem.

3. Neighbor to neighbor or Board action

Recently, the board received a complaint that a neighbor's pre-emergent herbicide spray encroached onto the complainant's property. Frank reviewed the *easement of access* provision in the CCRs. The board felt that the provision didn't apply to this situation. It was further agreed that many situations like this one fall under courtesy and neighbor-to-neighbor communication instead of a board action.

4. Frank reported that a trailer was again parked in violation of Rule 4.3. Recreational Vehicles. He will contact the owner.
5. Frank received a complaint from an owner who felt that a fallen tree behind their home was the responsibility of Plaza Colonial. PC was contacted and the tree was removed. While inspecting the aforementioned tree, Frank noted that another tree was down and appeared to be inside a CP property. Frank will notify the owners who are out-of-town.
6. Frank reviewed the proposed sign at the church located at the corner of Skyline and Posada. Frank and representatives from Catalina Foothills Condominiums have attended many county meetings regarding this sign and variance requests for size and location. Today, Frank will attend the, hopefully final, meeting and will report back.
7. 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

REQUESTS/APPROVALS:

1. Casey Smith, 6231 N. Campbell, presented a proposal to add plants and redesign an area at the front of this home. The proposal was approved .
2. Mark Sammons and David Scott Allen, 2588 E. Cerrada Caballo, presented a plan to remove plantings outside the entrance of their home and replant it. The proposal was approved.

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

The status of the following activities of the Architecture Committee that have occurred since the last Board meeting is as follows:

1. **Property Reviews:** The committee completed the reviews for the blue quadrant and sent notices and follow-up notices of required actions to the Owners of the subject properties. The Chair has contacted the Committee Members about their availability to conduct the reviews for the next quadrant (Purple).
2. **Applications for Exterior Modifications:** The Architecture Committee has received and reviewed 8 applications for Exterior Modifications. Of the 8 total applications, 4 have been approved by the Committee as submitted and 3 have been revised to be in compliance with the requirements of the CC&R's and Rules of the Association. One rejected application has not been resubmitted.

Jean Paine, President

No report

Old Business:

Board Member job descriptions:

Jean and Frank will review President and Vice President job descriptions from 2010 & 2013 and will send their recommended updates to Pat. Pat has updated all other job descriptions using input from current board office holders. The board will vote via email so the Nominations Committee will be able to use approved job descriptions.

New Business:

Survey: Jean moved to put the community survey in the "parking lot" for future consideration. Pat seconded this motion, which then passed unanimously.

Future Social Events: Joey made the following motion: CPA sponsored social activities will be discontinued until community health and safety conditions permit resumption. Frank seconded this motion. It was approved unanimously. Jean will include this decision in her President's report for the November newsletter.

2022 Annual Meeting:

1. In-person Meeting

Annual meetings normally take place on the second Tuesday of January. After discussion, it was decided that a decision could not be made at this time whether or not to hold an in-person meeting. The board will monitor the

COVID situation and make a determination before mid-December when the Annual Meeting Packets will be sent to homeowners.

2. Nominations Committee

It was decided that Frank and Connie would represent the board and suggestions for 2 additional members from the community were discussed. Frank and Connie will contact the homeowners considered.

3. 2022 Dues

It was decided that dues would remain the same until research on the cost and timing of road replacement/repair is completed. Mike will head up this research.

4. 2022 Proposed budget

Pat requested each board member review the 2021 budget and give her any changes they foresee for line items covered under their area(s) of responsibility.

There was no further business. Pat moved to adjourn at 3:25. The motion was unanimously passed.

Next board meeting will be November 9 at 1:00 via Zoom.

Parking Lot:

- Survey