

Catalina Pueblo Association  
Board of Directors Meeting: January 12, 2022  
Zoom Meeting

Present:

Board Members: Frank Bangs, Barbara Eckel, Pat Weigand, Joey Barbee, Mike Wattis, Milo Meacham and Connie Church

The meeting was conducted via Zoom.

Connie called the meeting to order at 1:00.

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

### **Quorum – Ballot Results**

January 11, 2022 marked the end of the terms of four members of the CPA Board of Directors: Jean Paine (who will not seek re-election), Patricia Weigand, Mike Wattis and Joey Tanner Barbee. Previously a nominating committee consisting of two Board members and two homeowners had recommended that Patricia Weigand, Mike Wattis, Joey Tanner Barbee (all of whom had agreed to serve a second term) and Barbara Eckel be placed on the 2022 ballot.

Ballots for a vote on those nominees and the proposed 2022 budget were distributed to CPA homeowners on December 21, 2021, with a deadline for return on January 11, 2022. Pat Weigand announced as of that date the ballots of the homeowners of 54 lots had been received, establishing the quorum of at least 1/3 of the 108 lots as required by the CPA Bylaws.

Proposed Board members Patricia Weigand, Mike Wattis, Joey Tanner Barbee and Barbara Eckel were approved by a clear majority of the votes cast. The proposed 2022 budget was also approved by a majority vote.

The following officers were elected by unanimous consent: Frank Bangs, President; Barbara Eckel, Vice President; Connie Church, Secretary; and Pat Weigand, Treasurer. With Board approval, Frank Bangs appointed the following committee chairs: Joey Tanner Barbee, Landscape; Milo Meacham, Architecture; and Mike Wattis, Pools.

### **Connie Church: Secretary**

1. Newsletters: The Board discussed the preferred timing of newsletters. It was decided that it was preferable to publish newsletters after Board meetings. It was noted that newsletters were not published during the summer hiatus. Pat moved to publish monthly newsletters on the 15<sup>th</sup> of each month. Barbara seconded the motion, which passed unanimously.
2. Welcome Books: Jean will have delivered Welcome Books to all new residents this month. Connie will produce more books with updated Board information and send to Frank. Frank and Joey will distribute books and welcome new neighbors.

**Pat Weigand: Treasurer**

1. Pat distributed year-end financial reports prior to the meeting. She noted that \$26,439.25 will be rolled over into the Reserve Account this month.
2. Pat has been researching different financial institutions and instruments in pursuit of increasing the amount of interest received in our Reserve Accounts. Unfortunately, it appears that there are no better avenues available in this market. She will continue to be vigilant and asked Board Members to contact her if they find something else worth exploring.

**Mike Wattis, Chair Pools Committee**

1. Mike reported that the new maintenance company has been doing a good job at consistently keeping the pools clean.
2. Mike plans to get ahead on small maintenance issues throughout the year.

**Joey Barbee, Chair Landscape Committee**

The Landscape Committee teams have been reviewing the Purple Quadrant properties and are beginning to view the Yellow Quadrant.

Our teams met January 11 to report progress so far. The focus of the meeting was to develop our coaching skills as we work with homeowners.

The area at the back gate of Caballo Pool is now landscaped. Hopefully that will inspire homeowners on the Caballo-to-Caballo Pathway to beautify the properties behind their homes.

On December 1, 2021 we received a request from Susan Crosson, 2556 E. Avenida de Maria, to plant 2 Velvet Mesquites and 1 Western Schley Pecan tree in the front yard of their property. The planting of the 2 Velvet Mesquites was approved. The planting of the Western Schley Pecan was denied.

The issue of the Board erecting a sign on private property listing conditions of entry and control of pets, placed in the *parking lot* last month, was again put on the table for discussion. Frank distributed a marked-up aerial photograph of the area. After discussion, it was unanimously agreed the Board should not start a precedent of placing signage on private property.

Further, it was decided the map in the directory should not contain verbiage directing use of that property.

**Milo Meacham, Chair Architectural Committee**

The Architectural Committee will begin revisiting Purple Quadrant properties to identify work that has not been performed as requested last quarter. Second request letters will be sent. The Committee will also begin visiting properties in the Yellow Quadrant.

## **Frank Bangs, President**

Frank reported on some potentially great news. It appears that Pima County is preparing to repave Avenida de Posada, along with other CAT 6 streets, in the 2022 fiscal year. He will keep the Board and community apprised of additional information as it becomes available.

## **Old Business:**

### **Roads: Mike**

Mike reviewed his progress on gathering information and recommendations on our interior roads. Sweeping, which is the first step in road maintenance, has proved much more complicated than anticipated. He will continue to work on finding an acceptable solution. Mike will have a comprehensive report for the community in the January 15<sup>th</sup> newsletter to keep them informed and up-to-date on this project.

Milo reported a conversation with a company in Phoenix that did a paving project in Tucson using a polymer material. Milo and Frank will tour the project and continue gathering information and report back.

### **Updated Reserve Study: Pat**

Pat and Mike have been working on equipment and expense items listed under Pools in the 2014 Reserve Study. Many items originally listed have already been replaced/repared using funds from annual general operating budgets, not by tapping into Reserve Fund monies as predicted in the formal Reserve Study.

She also noted that the largest project noted in the Reserve Study, in both scope and cost, is replacement/repair of our interior roads. She notes that Board Policy on Evaluating Assets, Liabilities and Equity of CPA is done every 5 years or as deemed necessary by the Board. With both the Pools and Roads being directly addressed this year, we will be in a good position to update the existing Reserve Study.

## **New Business:**

### **Survey: Connie**

COVID has not allowed us to meet face-to-face for Annual Meetings for the last two years. Last fall, the Board started working to develop an alternate safe and easy method of communicating with the community. It was decided that a survey-like instrument would be developed to ask the community if and where they would like to participate in the governance of the Pueblo. This first document will be finalized this month and be distributed on February 1, 2022.

It was decided that on the 1st of succeeding months, the Board will send out sections of the Proposed Revised Rules asking for review, comments and questions before modification/adoption. After the entire Proposed Revised Rules document was distributed in August 2020, we received many valuable suggestions which resulted in several changes to the original document. Catalina Pueblo Rules is a very large and complex document and studying and commenting on it, in its entirety, was not an easy undertaking. Therefore,

in this second round of review, we will send out smaller segments and ask for review and comment.

**Restricting access to certain parts of website: Connie**

A homeowner has suggested certain parts of our website be restricted by password to only Catalina Pueblo residents/owners. Specifically, she recommended restricting access to minutes and newsletters. One concern cited was social event notices in the newsletters that alerts to numerous homeowners being absent from their homes at a certain time and date. After much discussion, it was decided to research costs and desirability of blocking access. This item will be discussed further at the next board meeting.

**Homeowner suggestions: Frank**

Frank met with the owners of one of Catalina Pueblo properties. They made several suggestions which were discussed. The Board decided to follow through on projects, like the surveys, to receive and evaluate community response before making additional decisions.

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

Next board meeting will be February 14, at 1:00 Tucson time via Zoom.