

Catalina Pueblo Association
Board of Directors Meeting: February 14, 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.

Frank called the meeting to order at 1:05 MT.

Pat moved to approve the January, 2022 Board meeting minutes as amended. Mike seconded the motion. The minutes were unanimously approved.

Old Business:

Roads: Mike

Mike has continued his search for acceptable street sweeping options. One of the biggest holdups continues to be the lack of qualified contractors willing to take on a small project like ours. Milo, Frank and Mike will inspect the Tucson Mountains community that has “repaved” using a new polymer coating.

DOT Letter: Frank

In advance of the meeting, Frank distributed a proposed letter to DOT regarding repaving of Posada. He will slightly modify the letter to include additional information recently received. The modified letter is attached to these minutes.

Response to homeowner requesting sign: Frank

In advance of the meeting, Frank distributed a proposed letter to a homeowner regarding the placement of a sign on his property by the HOA. Following lengthy discussion, and review of an aerial photo with superimposed lot boundaries, it was agreed that the HOA should not encourage signage not specifically covered in CPA Rules.

Survey Results: Connie

Connie distributed survey results. There have been 7 responses received to date.

Website: Connie

Discussion continued from January’s BOD meeting regarding a homeowner’s suggestion to restrict certain portions of the website. Although blocking individual website pages is possible and doing so entails no additional costs, it was agreed that leaving the website open to public view was preferred at this time. Privacy concerns, however, are valid. It was decided that Connie will alter all posted newsletters to delete Board telephone numbers and emails. Further, no newsletter announcing community meetings or parties that may cause homes to be vacant will be uploaded until after the event takes place. As additional concerns are identified, steps will be taken to address them, hopefully without having to block web access.

Newsletter: Connie

No changes were made at this time.

New Business:

Transfer Fees: Frank

Prior to the meeting, Frank distributed a summation of CPA CC&R's and Rules and Arizona law regarding transfer fees generated by ownership transference of CP properties. As a matter of recent practice, CPA has been charging a transfer fee of \$400, the maximum allowed by statute. The Board, however, has never formally adopted that fee.

Barbara moved to ratify and adopt the following lot sale and transfer fees. To compensate CPA for the costs incurred in the preparation and delivery of a statement or other documents furnished by the association for the purposes of resale disclosure, lien estoppel and any other services related to the transfer or use of the property: \$400. For rush services required to be performed within seventy-two hours after the request for rush services CPA may charge an additional rush fee of \$100. If thirty days or more have passed since the date of the original disclosure statement or the date the documents were delivered CPA may charge an update fee of \$50. Joey seconded the motion. The motion passed unanimously.

It was unanimously agreed to authorize the preparation of an amendment to the Rules. Sec. 11 adding the adopted fee schedule.

The Secretary and Treasurer will maintain a mailing list of all lot owners, separate from the informal one for the directory, listing owners of record derived from Pima County records based on a property's recorded deed.

Hughes Sanitation Service: Frank

The contract between Hughes Sanitation and CPA is nearing the 1-year contract anniversary. Frank reviewed our contract with HSS owner, Sam Hughes. At this point, no changes are necessary; however, there are two areas of the contract that may be subject to change. A rise in fuel costs is specifically mentioned in the contract and may become an issue if gasoline prices go over \$4.00/gallon. That could result in a price increase of \$1.00/month (to \$15/month). Hughes would give us 30 days' notice of an increase.

The contract also calls for an annual review of types of materials that can be recycled. There were no changes to acceptable recycles from last year.

In the past, the HOA put out trash to be collected after HOA functions. If/when a need arises in the future, a method to reimburse HSS will be determined.

**2022/2023 Contracts for Monthly Landscaping and Pools Housekeeping:
Joey & Mike**

New contracts for both Virginia and Francisco were discussed. Their previous contracts ran through 2021. Joey and Mike reported the excellent work done by both independent contractors and recommended renewing contracts for both with a raise. Mike moved to issue two-year contracts covering 2022 and 2023 for

Francisco Enriquez and Virginia Rodriguez with an increase of 10%. Joey seconded the motion, the vote to approve was unanimous.

Lightbulbs: Pat

The supply of our current lightbulbs is almost exhausted. For the past many months, Pat and Jean Paine have been researching a more energy efficient alternative lightbulb, and have identified an LED light bulb that consumes only 4.5 watts, rather than the 40 watts of our current bulbs.

The % Reduction for the Pueblo in both energy use and energy cost is approximately 87%. The color of the LED lights is close to the existing color, and the new bulbs do not burn off their color as they age, which the current ones do. However, the shape is not ideal. The search will continue for flame-shaped LED that are not outrageously expensive.

Old burned-out bulbs will now be replaced with the new LEDs. Thanks go to Jean Paine for tracking down a sufficient number of new bulbs to get this change started. In addition, she will continue to chair the lightbulb committee, managing the supply as well as the Pueblo Volunteers. Below is a table showing the new LED vs Incandescent:

Bulb Type	LED	Incandescent
Watts/bulb	4.5w	40w
kWh/day	0.05	0.48
Cost/year/home	\$1.97	\$17.52
Cost/108 homes	\$212.76	\$1,679.40

Officer/Committee Reports

Barbara Eckel: Vice President

Barbara will assume responsibility of assembling CPA Welcome Books. Connie will send digital files to Action Printers in Tucson of all documents contained in the WBs. It was agreed that new homeowners be given the choice of receiving a physical book verses digital files.

Connie Church: Secretary

No report

Pat Weigand: Treasurer

January financial reports were distributed prior to the meeting. There were no questions.

Pat reviewed past due annual assessments.

Mike Wattis, Chair Pools Committee

Everything is working at Adelita. Eric Wager has been adjusting the spa temperature depending upon outside temperatures.

Joey Barbee, Chair Landscape Committee

GOAL OF THE LANDSCAPE COMMITTEE:

To Maintain and Beautify our Neighborhood

The Landscape Committee teams continue to follow up on any remaining Purple Quadrant issues and the viewing of the Yellow Quadrant. Our focus on dealing with difficult situations with kindness and curiosity is going extremely well. Committee member, Doreen Frankel, has been generous with her knowledge of how to build positive relationships. The teams are enthusiastically and skillfully using this approach.

The Landscape Committee members have approved the following:

-Frank and Pamela Bangs request to remove two large aging pyracantha bushes that are located outside their patio wall and to replace them with Twisted Myrtle when the repaving of Calle Del Adelita makes a replanting appropriate.

-Russ Carden's request to plant four Texas Ebony trees and one Little Leaf Ash tree.

-Doug Airulla's request to plant a privacy wall of *Tecoma Stans angostata* at 6 ft intervals along his PathWay wall.

The Caballo to Caballo Pathway is now cleared and open for business! A goal of this coming year is to finally open the Caballo to Posada Pathway before the next Directory is published.

Recently committee members began discussing the possibility of having neighborhood walks with the focus of promoting knowledge and interest in our desert plant life. We are moving forward with this concept with Lee Strang as chair. The first walk is set for Saturday, March 5th. We will meet at Adelita Pool for getting acquainted with each other and with the plants at Adelita. The second walk is scheduled for Saturday, April 2nd. The events will be announced in the newsletters and in reminder emails.

Milo Meacham, Chair Architectural Committee

The Committee has visited all properties in the Yellow Quadrant. Letters have been sent with accompanying review forms. The forms have been updated to include not only areas that need immediate attention, but also give a *heads up* on areas to watch that have emerging potential problems that should be monitored or investigated prior to the next review. The goal is also to warn of potential problems, easily fixed, thus averting serious damage.

One problem the committee has repeatedly identified is the erosion of wooden corbel ends. Finding replacements have been difficult for individual homeowners. Milo will research the possibility of the HOA purchasing and stockpiling parts that homeowners can purchase. He will report back.

Historic Designation: Milo spoke to Pima County Historic Preservation department personnel. For a community-wide historic designation, Arizona requires that 100% of homeowners must agree to pursue it. Getting 100% agreement on anything can be problematic. On the upside, there may be individual property tax benefits.

Frank Bangs, President

Frank will reconvene the Rules Committee to determine the best way to segregate the Rules for distribution to the community. When this has been determined, Connie will send out segments of the Proposed New Rules on the 1st of each month for review and comment. The Board will vote to approve/amend Rules after receiving community input.

There was no further business. Pat moved to adjourn at 3:40. The motion passed unanimously.

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