

Catalina Pueblo Association  
Board of Directors Meeting: April 11, 2022  
Zoom Meeting

Present:

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

The meeting was conducted via Zoom.

Frank called the meeting to order at 1:00.

Pat moved to approve the March, 2022 Board meeting minutes as submitted.  
Barbara seconded the motion. The minutes were unanimously approved.

**Old Business:**

**Roads: Mike**

After talking to several road contractors, Mike believes there are three options for road resealing Catalina Pueblo's 83,500 square feet of internal roadway:

1. Black seal coat will cost approximately \$17,500 and will have a useful life of 3 to 5 years.
2. Chip seal – similar to what we have now – will cost approximately \$81,000 and have an estimated useful life of 7 to 10 years. This estimated cost includes sweeping the streets.
3. Stalok stabilized decomposed granite – earth-tone in color – will cost approximately \$350,000 and have an estimated useful life of 20 years with small touch-ups as needed.

After extensive discussion including the possibility of deferring decision until after contacting a different Stalok vendor in the hopes of getting a less costly bid, Barbara moved to proceed with the chip seal option with the hopes of having the work done this summer when fewer people are in residence. Pat seconded the motion which passed with 6 yea votes and Milo abstaining.

**Posada repaving project: Frank**

Frank reported paving of Posada began April 7 with milling done the week before. As of today, median breaks have not been done and no satisfactory drainage solution accomplished. Catalina Pueblo's Posada committee will continue to work on speed reduction measures and will contact neighbors on the south side of Posada in hopes of finding additional committee members outside CPA.

**Transfer fees: Frank**

The Board received a complaint from a Realtor representing a CP Owner who recently sold their home. In light of the complaint, terms describing fees associated with a Lot sale – “transfer fees” verses “disclosure fees” – were

again discussed. After research into Arizona state law, Frank suggests we use the term “disclosure fees” in Title Company paperwork. Frank will contact the Realtor involved.

**Rules revision segment #1: Frank**

Sections 1 through 3 of the proposed Rules revision will be sent to Owners on May 1<sup>st</sup>. After receiving comments and incorporating appropriate suggestions, the Board will vote on these sections at the next Board meeting.

**New Business:**

**HSS fuel surcharge: Frank**

The anticipated fuel surcharge triggered by gasoline prices reaching \$4 should be reflected in the second quarterly billing cycle. We will remind folks of this in the upcoming newsletter.

**Parking in utility easements: Frank**

In the last several weeks, large maintenance vehicles have used the utility easement behind Caballo Pool while doing landscaping for residents in adjacent homes. This presents risk of damaging utility lines and bordering structures. Several solutions, including physical barriers and Rules change, were discussed. It was decided that a sign saying “Utility Access Only” would be the most appropriate solution. Connie will have one made.

**Owner request for removal of common area trees: Frank**

Citing allergies and view obstruction, an Owner has requested Palo Verde trees be removed from the Minera common area behind the Owner’s home. Joey will meet with the Owner and report back to the Board with her committee’s recommendation.

**Owner request for additional Plaza Colonial landscape maintenance: Frank**

Frank reported a complaint he received from an Owner regarding plant material in the wash on Catalina Pueblo’s side of the shopping center wall. It was also noted that the PC wall had unsightly peeling paint and water stains. Frank will contact Plaza Colonial.

**County letter on stop sign placement: Frank**

Frank will write a letter to Pima County regarding placement of the stop sign on Posada/Adelita corner.

**Officer/Committee Reports**

**Barbara Eckel: Vice President**

Barbara has been in contact with the Cinco de Mayo committee. They will make the decision whether or not to hold the event closer to the event date so they can monitor the COVID situation. They will let the Board know of their ultimate decision.

One Welcome Book is complete. The other 5 are incomplete, waiting for possible Rules changes before printing that section. Barb, Frank and Joey will meet with new Residents.

**Connie Church: Secretary**

April newsletter will go out April 15.

**Pat Weigand: Treasurer**

Pat distributed the March financial reports prior to the meeting. She reported that the HOA Arizona state tax forms will be filed after her meeting with our bookkeeper, Linae Holcombe. CPA will be paying \$124 in tax on \$512 interest received.

**Mike Wattis, Chair Pools Committee**

Mike continues to work on the best solution for Minera Pool heat pump replacement. Solar may be the best option. He will report back.

Mike will be inventorying lounge chairs at all three pools and making necessary replacements.

**Joey Barbee, Chair Landscape Committee**

GOAL OF THE LANDSCAPE COMMITTEE:

To Maintain and Beautify our Neighborhood

The Landscape Committee Quadrant Inspection Teams have mostly completed their third inspections of the Yellow Quadrants. In general the requested improvements have been successfully completed by the homeowners.

We received requests for approval of two Landscape Projects. Both requests were approved.

The second Saturday Morning Walk was held on April 2, 2022. Two homes with amazing gardens were visited as part of this walk. In addition, the new plantings at Caballo Pool had been tagged and that Pool was visited as part of this second walk. The plan is to have the walks take place only in the cooler times of the year. The next walk is not planned until November.

**Milo Meacham, Chair Architectural Committee**

The Architectural Committee will be following up on the Yellow Quadrant.

**Parking Lot**

Pat requested that discussion on the goal of decreasing CPA's carbon footprint be placed in the Parking Lot for discussion at a future date. There was no further business. Barbara moved to adjourn at 3:00. The motion passed unanimously.

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