

Catalina Pueblo Association
Board of Directors Meeting: March 14, 2022
Zoom Meeting

Present:

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

Excused/votes and report filed in advance: Pat Weigand

The meeting was conducted via Zoom.

Frank called the meeting to order at 1:00.

Barb moved to approve the February, 2022 Board meeting minutes as submitted. Mike seconded the motion. The minutes were unanimously approved.

Old Business:

Roads: Mike

Mike located a company with the proper equipment to sweep our interior streets. He has requested an estimate. Mike moved to authorize payment of up to \$4,000 to have this work completed. Joey seconded the motion which was approved unanimously.

Mike, Frank and Milo met with a StaLok contractor. The product is a possibility for repaving our interior streets. On the plus side, the color selection is wide and varied. On the down side, it may be more expensive than other alternatives. The other two choices are seal-coat, which is black and chip-seal, which we have now, but is not widely used anymore. After the streets are swept, a close inspection can be made and repaving alternatives will continue to be explored.

Posada repaving project: Frank

Frank distributed a letter and Pima County NTMP Administrative Procedures packet received from Pima County Transportation regarding methods to reduce traffic speed on Posada after it is repaved. The county estimated that speed humps cost a minimum of \$1,500 and we would likely need 4 of them on CP's side of Posada. Traffic circles cost between \$3-5,000.

Neighborhoods wishing to pursue options must form an ad hoc committee of property owners to work with Pima's Analytics Section. CPA's Posada committee will reach out to property owners on the south side of Posada to assess their support and participation for this project. The committee will also consider ways to gauge interest in a project of this kind by CP homeowners.

Transfer fees: Frank

Verbiage for the amendment to Rules. Sec. 11 adding the adopted fee schedule authorized by unanimous consent at February Board meeting was discussed. Frank will present the proposed wording at the next Board meeting.

Website: Connie

Discussion continued from January and February's BOD meeting regarding restricting certain portions of the website. Connie has changed 60+ newsletters on the website eliminating Board telephone and email information. It was further decided that minutes would only reflect addresses and no other homeowner information in any Board report or enforcement action.

New Business:**COVID-19 Pool Rules: Mike**

The Board has received several requests from homeowners to totally eliminate all pandemic response pool rules. Others have requested no relaxation of COVID restrictions.

After extensive discussion, the Board decided upon a hybrid model. Barbara moved to leave in place, all existing procedures, including website sign-ups for 1 hour time slots and 8-person maximum in pool enclosures, from 6:00 a.m. to 1:00 p.m. The time from 1:00 p.m. to closing at 11:00 p.m. will be designated "open swimming – no sign-up required". Milo seconded the motion which passed unanimously.

Distribution of Proposed New Rules. Section 1-3: Frank

Section 1-3 will be distributed to CP homeowners on April 1st. Frank reviewed the original changes proposed and distributed to homeowners in August 2020. He then reviewed changes made to the proposed Rules in response to homeowner feedback and suggestions from the Rules committee.

HSS: Frank

Frank expressed concern that our pool cleaners have been expected to deal with trash collected at the pools and suggested the need to have an HOA account with HSS. Mike spoke to our housekeeper this week and she is comfortable with our current arrangements. Mike suggested we leave things the way they are unless a problem develops.

Officer/Committee Reports**Barbara Eckel: Vice President**

In light of the vote to open Adelita Pool to open swimming from 1:00 until closing, Barbara asked if we should explore the possibility of having a Cinco de Mayo party on May 6 or 7. After Board discussion, Joey moved to have Barb, in her capacity as Board liaison for social events, contact the Cinco de Mayo committee to access their desire to hold the event. Barbara seconded the motion. The vote to approve was unanimous.

Connie Church: Secretary

The 2022 Arizona Corporate Commission Report has been filed.

Pat Weigand: Treasurer

Pat distributed the February financial reports prior to the meeting. She reported that all dues have been collected to date. One homeowner sent two different checks and asked that one be applied to prepay 2023 dues. Pat has worked with our bookkeeper to show this as a separate line item to be rolled into the 2023 bank account.

Mike Wattis, Chair Pools Committee

Mike reported the heat pump at Minera is out of order. If it must be replaced, instead of being repaired, the estimated cost will be \$5-6,000. Mike explained that heat pumps are not as efficient as solar or gas heaters. He will look into the feasibility of both and report back next month.

Joey Barbee, Chair Landscape Committee

GOAL OF THE LANDSCAPE COMMITTEE:

To Maintain and Beautify our Neighborhood

The Landscape Committee teams continue with their follow up on the Spring inspections. We meet this week and hear about the results of these inspections.

Sometime before the next Quadrant WalkThrough, there will be a review of the present reporting letters to homeowners with the goal of making sure that our reporting reflects our intention of being “softer in tone” while being “just as effective”..... as we use what we are learning from our gentle coach, Doreen Frankel.

Our first Saturday Morning Plant Walk was held on March 5 at Adelita Pool with a fine attendance. The next walk is planned for Saturday, April 2. We continue to survey attendees about what “plant related” topics and walks they would like us to include as we consider future events.

Milo Meacham, Chair Architectural Committee

Milo has received several applications which have been approved.

Frank Bangs, President

There was no further business. Barbara moved to adjourn at 3:00. The motion passed unanimously.

Next board meeting will be April 11 at 1:00 via Zoom.