

Catalina Pueblo Association
Board of Directors Meeting: May 9, 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.

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

Old Business:

Roads: Mike

Mike has contacted another company requesting a bid for repaving. When he has received at least two firm bids, he will present them to the board.

A homeowner requested more speed-humps be added to the paving project. Discussion followed including the fact that several CP owners want fewer speed-humps, not more. Mike explained that the company he has been working with does not do installation of speed humps. They suggested a different company be brought in to do the work after the paving is finished. It was suggested that CP may want to concentrate on speed reduction measures on Posada first. Speed-humps and other speed reduction measures both interior and Posada will be an on-going project for both the Board and the Posada Committee.

Stop Sign on Posada and Adelita: Frank

Frank reported on the stop sign visibility concern at Posada and Adelita. He continues to correspond with Pima County on this issue and will report back.

Posada Repaving Project: Frank

Posada re-paving has been completed: Frank

The Posada Committee has been working with neighbors to form a committee representative of affected owners to implement speed reduction measures through the Pima County Neighborhood Traffic Management Program. The Posada Committee has identified a property owner from Cat6 and one from Cat8 that have expressed interest. Frank will contact the principal of the Pusch Ridge Christian Academy to encourage the school's participation. The next step is to get agreement to proceed from 60% of property owners identified by Pima County as having access to Posada.

Milo asked that a formal request be made to Pima County for stump grinding of trees “removed” from the Posada medium. It was noted that without this step, trees will immediately grow back.

It was noted that speed limits on Posada are inconsistent. Frank will pursue.

Plaza Colonial: Frank

Plaza Colonial has completed landscape maintenance requested by a CP Owner. Issues remain on Plaza Colonial’s maintenance of the south face of its screen wall. Frank reiterated the fact that random complaints from CP residents to Plaza Colonial are counterproductive and for a successful relationship to continue, a clear line of communication between the CP Board and Plaza Colonial management is needed. Frank explained that the location of property lines between Plaza Colonial and adjoining CP Owners are difficult to determine. He will continue to follow-up.

Rules Revision – Segments 1-3 (distributed May 1)

Suggestions received from homeowners were reviewed.

1. Corrections to Dunn-Edwards designations for Ruddy Oak (DE 5188), La Tierra (DE 5172), and Weathered Saddle (DE 5187) were unanimously approved.
2. Word change from “native” to “desert” in Rule 2.4.1 was unanimously approved.
3. Suggestion to include downspouts painted to match the background surface in 2.2.2.1 (4) was unanimously approved. Frank will draft appropriate language.
4. Suggestion for permission to use a personal choice of paint on exteriors that cannot be seen from streets, pathways, or other CP properties was unanimously approved. Frank will draft appropriate language.
5. Suggestion to exempt decorative boulders from Board approval as cited in 2.1.1 (4) was unanimously denied. The language will remain unchanged.

Barbara moved to approve Rules Segments 1 – 3 as revised including the above 1 – 4 changes. Pat seconded the motion. The vote to approve was unanimous.

New Business:

The Board received requests to use CPA tables and chairs from two different homeowners. The “Waiver Of Liability: Use Of CPA Tables & Chairs” form will be sent. Upon receipt of signed forms, both requests are approved.

Rules Revision Sections 4 – 11: Frank

The second section of Proposed Rules (Sections 4 – 11) will be sent to homeowners on June 1. Recommendations and/or questions from homeowners will be discussed before adoption vote at the next Board meeting on June 20th.

Reserve Study: Pat

The need for a **new** Reserve Study versus an **updated** Reserve Study by the company used in 2014, versus an **internal update** was extensively discussed. It was decided that Pat will contact the company used in 2014 to ascertain if they are still in business, and, if so, gather information on recommendations and costs of an updated Study. Pat will also redistribute the spreadsheet she and Mike developed last year which lists repairs and replacements that have been completed since the original survey. The Board will revisit this subject at the next meeting after reviewing the information.

Frank will dedicate his May President's Message to this issue, the roads, and possibility of the need for a dues increase.

Officer/Committee Reports

Barbara Eckel: Vice President

Barbara reported on the successful Cinco de Mayo event. Kudos to Joe Thompson and Mary Steffenson for chairing this event.

Connie Church: Secretary

May newsletter will go out May 15. This will be the last regularly scheduled newsletter until September 15.

In the May newsletter, the availability of a *Rental Property* slot will be advertised. Applications will be collected from May 20 to June 20 from Owners interested in their property being classified as a *Rentable Property* under the First Amendment. By June 22, all applicants will be notified of their position in the date of deed order with the oldest date given first opportunity.

Although, historically, May is the last scheduled Board meeting, the Board will meet in June and July to review and adopt proposed Rules.

Pat Weigand: Treasurer

Pat distributed the April financial reports prior to the meeting. She and Connie are working on a slightly different design in the report to highlight the grand total of all moneys in the Reserve Balance and the monthly checking account balance. This updated report will be published in the upcoming newsletter and Pat will ask for community feedback.

Mike reported that the utility costs at the pools have been higher than usual, especially gas for heating Adelita. Higher prices paid by the utility for the natural gas delivered to us is the cause rather than any malfunction of the heater. This anticipated budget overrun will be covered by other budgeted pool line items like “3 Pools Maintenance Replacement & Repairs.”

Pat reported that Stephanie Rodriguez replaced Rick McGee as our State Farm Insurance agent on May 1, 2022.

Mike Wattis, Chair Pools Committee

Mike continues to work on the best solution for Minera Pool heat pump replacement. He is waiting to hear back from the Solar companies he has contacted.

Joey Barbee, Chair Landscape Committee

GOAL OF THE LANDSCAPE COMMITTEE:
To Maintain and Beautify our Neighborhood

For some time the Landscape Committee has discussed sprucing up the Minera common area. The Committee’s first step has been to ask R.O. Landscape for an estimate for removing dead branches and thinning of a number of old Palo Verdes and thin and vista-prune three young trees. That price would be \$1,025.00.

Additional clearing and trimming will also be done. That will include dead and fallen branches and the creation of walking paths. Our goal is to make the area safer and more usable. This work will probably be done by Francisco.

It was recently reported that a homeowner planted a non-approved tree after their application was denied by the Landscape Committee. The need for an enforcement action was discussed.

Milo Meacham, Chair Architectural Committee

The Architectural Committee is following up on the Yellow Quadrant.

Pending Matters:

Continue to decrease our carbon footprint:

We have already begun this process in the Pueblo by changing to more energy-efficient lamppost lights. The Light Bulb Team will replace existing inefficient bulbs with new LED bulbs, as the old bulbs burn out.

Some other measures we could consider include the following:

- Replace additional lighting at the pool Ramadas with LEDs
- Replace pumps and other pool equipment with solar, as appropriate (Mike is already reviewing one such situation)
- Investigate buying amber LED bulbs in bulk to offer to homeowners for their other outside lighting. Homeowners would repay CPA at cost and save money both on the bulbs and also their own electric bill.

There was no further business. Barbara moved to adjourn at 3:45. The motion passed unanimously.

Next board meeting will be June 20 at 1:00 via Zoom.