

Catalina Pueblo Association  
Board of Directors Meeting  
October 12, 2022

The meeting was held at 2568 E. Cerrada Caballo

Present:

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

Excused: Mike Wattis

Frank called the meeting to order at 4:10.

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

### **Officer/Committee Reports:**

#### **Treasurer: Pat Weigand**

September 2022 financial reports were distributed to Board members prior to this meeting. Pat reports that we are currently within budget and are projected to be within budget throughout 2022.

In 2020, we purchased a 24-month Certificate of Deposit at Pima Federal Credit Union (PFCU) for \$25,000.00, putting our money to work to increase our Reserve Fund. After much investigation of other banks and credit unions, we selected PFCU because it offered the highest annual percentage yield (APY) for the small business category of home owners associations. The APY of 0.75% offered at that time, was the best we could find.

After a review of October 2022 rates offered by other banks and credit unions, Pat was pleased to report that PFCU's roll-over for this CD, which matures 10/19/2022, will increase to an APY of 3.0%. This is a higher rate than any other identified institution. Barb moved to roll-over the PFCU CD. Frank seconded the motion. The vote was unanimous.

#### **Vice President: Barbara Eckel**

**Fall Event:** Barbara reported on her research on catering options, suggested dates and times. Joey moved to follow Barbara's recommendation of holding a community event at Adelita Pool on Saturday, November 5 from 4:00-7:00 and hiring Dante's Fire to cater three entrees and a garden salad. Residents will be asked to contribute either an appetizer or dessert. Pat seconded the motion. The vote was unanimous. It was also agreed upon to collect non-perishable food items, in association with the event, for the Community Food Bank of Southern Arizona.

#### **Secretary, Connie Church**

The October newsletter will be published Saturday 10/15. Deadline for reports/articles is Friday 8:00 a.m.

**Pools: Mike Wattis**

Mike's report was submitted to the Secretary prior to meeting. The Minera and Caballo pools will go on off-season schedule this month. Kudos to Mary Steffenson who has been replacing and/or repairing pool furniture.

**Landscape: Joey Barbee**

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

The Landscape Committee teams will begin our next quadrant inspections in November. We will be viewing the Red Quadrant which is bounded by Posada, Minera, Campbell and Pueblo.

The Landscape Committee will continue to monitor the common area landscaping identify plants which need to be renewed or replaced. The Committee also have a focus on ways our plantings can provide a welcoming atmosphere to all three pools.

**Architecture: Milo Meacham**

Milo discussed an owner request for exterior painting using a recently added accent color allowed with Board approval. The Architecture Committee recommends approval. Pat moved to approve the request as submitted. Barb seconded, the vote to approve was unanimous.

The Architecture Committee will coordinate their review of the Red Quadrant with the Landscape Committee. It was decided that Joey and Milo write a joint article on the upcoming review for the October newsletter.

**Frank Bangs, President:**

- Frank, together with representatives of three other neighborhoods, will meet in early November with County officials seeking the County reinstatement of notice of proposed zoning changes to HOAs.
- Frank discussed with two homeowners their interest in erecting patio walls in the County 50-foot building setback area on Campbell Ave. He reviewed issues with our CCRs and County zoning. If County zoning issues can be resolved, the request will be referred to the Architecture Committee.
- Frank, Barb and Joey will meet with homeowners regarding their on-going landscape violation and their written response to the Notice of Violation sent last month.
- Frank and his Rules Revision Committee will have Sections 10-12 for discussion and possible adoption at the November Board meeting.

**New Business:**

**2620 E. Cerrada Adelita:** Frank reviewed a proposed variance from rental limitations, CCRs Section 9.3 and Rules Sec. 10. The variance was drafted with advice from legal

counsel. Pat moved to approve the variance as written. Joey seconded the motion. The vote to approve was unanimous.

**Old Business:**

**Frank:** Proposed Rules revision, Sections 4-9 were distributed prior to the meeting to allow study before discussion. After discussion, it was agreed that Rule 5.1.2 regarding replacement of lost pool keys, be further revised to increase replacement cost to \$25 per key. It was also agreed to add the words “are allowed” to Rule 5.2.11. Barbara moved to approve the Revised Rules as submitted along with the two changes above. Pat seconded the motion which passed unanimously.

**Frank:** Reported that the Nominations Committee continues work to identify homeowners willing to serve on the Board. They have identified several people who are willing to be considered for future Boards but have yet to find homeowners willing to run for the 2023 Board. Another call for interested parties will be published in the October newsletter.

**Connie: 2023 Annual Meeting:** Joey moved to hold an in-person Annual Meeting, barring any increased COVID concerns. Pat seconded the motion, which passed unanimously. Connie will contact the Catalina Foothills School District and try to arrange for rental of Seminar Room, House 1 at Catalina Foothills High School for the second Tuesday in January, as prescribed by the Bylaws.

The next Board meeting will be Tuesday, November 8<sup>th</sup> at 4:00 at Connie’s.

There being no further business, Barbara moved to adjourn at 6:15. The vote was unanimous.