

Catalina Pueblo Association
Board of Directors Meeting
November 8, 2022

The meeting was held at 2568 E. Cerrada Caballo

Present:

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

Frank called the meeting to order at 4:08.

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

Officer/Committee Reports:

Treasurer: Pat Weigand

October 2022 financial reports were distributed to Board members prior to this meeting. There were no questions or comments.

Pat asked that all Board members submit suggestions/requests to her for inclusion in the 2023 budget by December 1st. A final vote on the 2023 proposed budget will be held at the December Board meeting.

Vice President: Barbara Eckel

Fall Event: Barbara reported that approximately 65 residents attended the November 5th party. The total expense was \$2,308.09. In association with the event, Barbara will continue to collect non-perishable food items for the Community Food Bank of Southern Arizona until November 13.

It was noted that the folding chairs and tables, owned by the Association, along with the wrought iron tables/chairs at the pool, are barely adequate to accommodate CPA social events. Barb will look into purchasing additional chairs and tables using unused funds in the "Neighborhood Social Activities" line item.

Barbara presented research on costs and availability of off-site venues for Board meetings as a means to make Board meetings more open to homeowners. It was noted that currently, as well as in the past, homeowners may attend any regular Board meeting. Although Board meeting dates/time/location are posted in the newsletter, additional verbiage may be revised to clarify the fact that homeowners may attend regular meetings. In an attempt to accommodate both publishing the most current financials and giving adequate notice of board meetings, Connie moved to publish newsletters on the 10th of each month and have Board meetings on the 3rd Tuesday of every month, starting in February. Barb seconded the motion, which passed unanimously.

The Board will explore the possibility of holding a “Town Hall” meeting in April to discuss such topics as raising the annual dues, update on road resurfacing, watershed management and historical designation. The meeting would be open for homeowner questions, comments and concerns.

Secretary, Connie Church

The November newsletter will be published Tuesday 11/15. Deadline for reports/articles is Sunday 11/13 by 8:00 a.m.

Catalina Foothills School District has approved CP’s application for facility rental for the Annual Meeting. It will be held at Catalina Foothills High School on Tuesday, January 10. The doors will open for registration and dues collection at 5:30. The meeting will start at 6:15. Unfortunately, the school district no longer allows food or drink in the facility.

The Annual Meeting Packet will be sent to homeowners in mid-December. Board reports are due by December 12th.

To get a sense of the community’s thoughts on subjects like a future dues increase, Barb suggested that an informal vote be taken at the Annual Meeting.

Pools: Mike Wattis

Signs: The parking sign outside the Adelita Pool gate has been replaced. The sign on the Adelita bathroom has been removed and the committee recommends it not be replaced at this time. The sandstone “Maxon” sign has been sanded, re-etched and mounted.

Mike presented his estimated 2023 pool expenditures for discussion. Mike and Pat will meet to finalize all “Recreational – Pools” expenses prior to December 12.

Landscape: Joey Barbee

The Landscape Committee has new members, Carolyn Neff and Marion Taylor, and Jean Paine joined us last year. The committee met November 7th to review its goals and make plans for the Red Quadrant WalkThrough which will begin immediately.

The committee spent time on clarification of the Minera Common Area, making sure that Committee members were clear about what areas are the responsibility of the HOA or the Homeowner. Our reference was an email and an exhibit showing the common area property lines in relationship to surrounding walls and buildings from Frank Bangs, written in response to that question.

A request for planting of 4 Ocotillo plants behind the patio wall at 2765 E. Avenida de Posada was denied. The property behind that patio wall is HOA property, not the homeowner’s property.

Regarding Caballo pool and the gradual dying of the aging Pyracantha bushes surrounding the wrought iron wall, the committee continues to plant something different that provides the bonus of a bit of shade on that Pathway.

We continue to upgrade our Common Areas, noting struggling plants and areas needing attention.

Architecture: Milo Meacham

Milo reported the owner of 6231 N. Campbell requested permission to replace several windows and a door. The request was approved by the Architecture Committee.

The Architecture Committee will begin review of the Red Quadrant this month.

Frank Bangs, President:

- Frank, met with representatives of CAT 8 & 9 and County officials. He reported a productive meeting and is optimistic that the County will begin, again, giving notice of proposed zoning changes to HOAs.
- Frank and the Rules Revision Committee will have Sections 10-12 for discussion and possible adoption at the December Board meeting. The Committee is also finalizing the wording of 4.2.1. Both sections 1 – 3 and 4 – 9 will be posted on the website upon completion of minor wording changes.

Old Business:

Nominations Committee: Mike reported that Deborah Perry has agreed to be a candidate for one of the two vacancies on the Board. The Nominations Committee was unable to identify another homeowner willing to be a candidate for the other vacancy. After numerous requests for homeowner interest in serving as a Board member (using both emailed questionnaires and announcements in the newsletter, as well as many personal requests to homeowners) the Nominating Committee believes that this position cannot be filled at this time. Mike asked Connie if she would consent to remain on the Board as Secretary for a 1-year term. The Nominating Committee will continue working to find a homeowner to serve on the Board for a full 3-year term starting in 2024.

If Deb Perry and Connie are elected, the following terms of office will be in place:

Frank and Connie: 2020, 21, 22 (terms expire January **2023**)

Connie: 2023 (term expires January **2024**)

Milo: 2021, 22, 23 (term expires January **2024**)

Pat, Joey, Mike and Barb: 2022, 23, 24 (terms expire January **2025**)

Deb: 2023, 24, 25 (term expires January **2026**)

New Business:

Existing Rentals: Frank and Connie reviewed the existing Pre-2008 and Post-2008 rental lists. They will be sending letters to all homeowners who have not updated their current

lessee information. If a homeowner with rental privileges is not in compliance with CCRs 9.3 and Rule 10, rental privileges may be revoked.

Request for RV parking: An owner asked the Board for permission to park a recreational vehicle outside of the confines of a carport and for longer than the 24-hour limit of parking for purposes of unloading, unloading and transient guests, under CPA Rules, Sec. 4.3. Because the RV is being used for the purpose of transporting a related CPA owner with mobility issues requiring wheelchair use, it was moved and seconded that the Board approve the parking of the owner's RV on their property and that of the related owner whenever the RV is used to transport the related owner. The motion was unanimously approved.

Request for estate sale: An owner requested permission to conduct a two-day estate sale at a future date. At the time of the request, the owner had not made a final decision to sell the property for which the estate sale would be held. The CPA Rules, Sec. 9.2, garage and estate sales may only be held in connection with the sale of a home. It was moved and seconded to approve the estate sale on the condition that the requesting owner affirm their intention to sell the property and that the sale be by appointment only to limit traffic and parking issues. The Board unanimously approved the request. [Note: The requesting owner has, after the Board's meeting, listed the property for sale. Consequently, the request conforms to Rule 9.2.]

Executive session: Upon approval of a motion, the Board went into executive session to discuss an enforcement matter related to the landscape provisions of the CPA Rules, Sec. 2.4.1, Plant Materials, and the owner's request for a variance from the Rules to allow maintenance of a tree planted without Board approval. Discussion included review of the original application, subsequent communications between the owner and the Landscape Committee chair and Board, and materials submitted by the owner in support of the variance.

Following the conclusion of the executive session and resumption of the meeting, Connie moved that the variance be denied and that Frank draft and send to the owner the Board's decision to deny the variance and that the only acceptable action to resolve the violation is to remove the tree from its present location and either (1) replant the tree or place it in a pot inside their patio walls, or (2) forgo its use altogether. Joey seconded the motion. The Board approved the motion unanimously.

The next Board meeting will be Tuesday, December 13th at 4:00 at Connie's.

There being no further business, Barbara moved to adjourn at 6:50. The vote was unanimous.