

Catalina Pueblo

Homeowners Association

www.catalinapueblo.com

2020 Board Member's Recap Reports

Jean Paine, President

Frank Bangs, Vice President

Connie Church, Secretary

Pat Weigand, Treasurer

Mike Wattis, Pools Chair

Joey Tanner Barbee, Landscape Chair

Warren Edminster, Architecture Chair

COVID prevented an in-person
Annual Meeting in January 2021

No minutes
Board Recaps for 2020 only

Jean Paine, President
2020 Recap

What a year 2020 has been. It started out in a normal manner with our Annual Meeting covering Catalina Pueblo business. We had a great Tapas party with super attendees, food, drink, host homes and laughter.

But then everything changed and we were in the coronavirus mode. We had to change the way we socialized, donned masks, stayed home, and faced a new reality.

Thank you Catalina Pueblo for your help and support in keeping our community safe. Some difficult decisions had to be made, particularly regarding pool usage.

Thank you to our great neighbors who keep our lampposts bright are wonderful. Having one or two people on each street replace light bulbs works extremely well.

A huge thank you to the Board for their willingness to deal with the coronavirus while continuing to work on our ongoing needs. Our Architecture, Landscape, and Pool Chairs are amazing. Their committees were wonderful and kept working to maintain and improve our lovely community. Your VP, Treasurer and Secretary contributed above and beyond. They wear many different hats and contribute so much to our smooth running Board. Another big thank you to Warren Edminster, for serving as Architecture Chair for the last three years. Warren's commitment to ensuring prompt action on architectural requests, and sharing thoughtful and invaluable information will be missed.

And, last but certainly not least, welcome new neighbors and our old friends who purchased new Catalina Pueblo properties:

Patty Placencia, 2429 E. Avenida de Posada
Susan & Bruce Crosson, 2556 E. Avenida de Maria
Liz Scherffius, 2562 E. Cerrada Adelita
Terry Korte, 2771 E. Avenida de Pueblo
Russ Carden, 6332 N. Calle de Adelita

May we soon be able to see everyone's smiling faces without the masks.
Jean Paine

Frank Bangs, Vice President

2020 Recap

The Association faced unexpected challenges in 2020, but I believe we've collectively risen to them. For your Board this has been a team effort. Here's a summary of actions I've been involved in:

1. Covid-19 response. The pandemic has primarily affected the operation of our pools. Our response has played out in three phases, beginning on April 4 when Governor Ducey ordered the closure of "communal pools." We confirmed with the Pima County Health Department that this order did include pools owned and operated by homeowner's associations like ours and we closed the pools.

The second phase began on May 16 when the Governor rescinded his earlier pool closing order. However, we were still subject to County Health Department rules for reopening "semi-public pools," which as initially proposed included sanitation measures impossible for the Association to implement. Ultimately the County excluded community pools like ours from those requirements. But that left the Association with concerns about how to observe CDC guidelines and avoid legal liability.

Working with the Association's legal counsel and insurance carrier, we developed interim Covid-19 pool rules which addressed social distancing and sanitation issues by limiting occupancy, closing the bathrooms and preventing the use of pool furniture. With one exception—quickly resolved with the owner of a rental property—we've had excellent adherence to the interim rules. Thank you!

With experience under the interim rules during the summer, the third phase in late August saw the Board raising the occupancy limit to four persons, to better accommodate resident family pool use. Deciding to err on the side of our residents' safety, the Board has resisted requests to further relax the interim rules.

2. CCRs/Rules Enforcement. Thanks to the twice-yearly WalkThroughs and informal follow-ups with owners conducted by our Architectural and Landscape subcommittees, we had only six violations that required the initiation of a formal enforcement action. Four involved failure to maintain homes or landscaping. Two were pool and RV parking violations. In each instance the owners brought their properties into compliance after written notification.
3. CPA Rules Revision. Early this year the Board reviewed draft changes to the Rules recommended by a committee consisting of Pat Weigand, Mark Sammons, Dan Peters and me. The Board had initiated a review of the Rules with these goals:

- *Existing rules.* Where needed, clarify, relax or strengthen existing rules for building/landscaping changes or maintenance and common area use (pools, parking).
- *New rules.* Where shown necessary by recent experience, propose new rules to address previously unidentified issues.
- *Enforcement procedures.* Consolidate and streamline in one place all procedures and fines described in the CC&Rs and Rules.
- *Conformity with Arizona law.* Ensure that all Rules conform to state law governing homeowners' associations.
- *Consistent terms/structure.* Ensure terms used in the Rules are consistent with those defined in the CC&Rs. Make the structure (section numbering, etc.) internally consistent for ease of use.

When the Board completed its review, including a number of changes, I prepared a version showing (by strikeovers and highlighting) all non-editorial changes from the existing Rules. The draft revisions were forwarded to the Association's legal counsel for her review, followed by a conference call with her by Jean Paine and me. Our counsel had useful advice to ensure conformance of the Rules to applicable Arizona law.

I then prepared a final draft showing changes from the existing Rules and a cover memo explaining each change. In August the Board forwarded these documents to the members for comment. We received 13 written replies from owners with both questions and suggestions for changes. In many cases the Board has incorporated those changes. In all cases we have been contacting the responding owners by phone and Zoom to answer their questions and explain why we did or did not make their requested change.

One owner replied with a demand that Board consideration of Rules changes be delayed indefinitely because the pandemic made face-to-face discussion in owner meetings impossible. This owner also complained that the Board had failed to demonstrate a need for the changes. Twenty other owners forwarded the same email with indications of approval.

In early 2021 the Board will forward to all owners a revised draft of the Rules changes reflecting the comments we received. I will expand the previous cover memo to provide more "context" and reasons for each change.

4. Beyond the boundaries. An alert owner recently noticed what appeared to be surveying and grading activities on the vacant lot for sale at the southeast corner of Skyline and Avenida de Posada. I've checked with an owner in the Catalina Foothills Condominium development with whom we've been cooperating on this issue. They believe that a prospective purchaser is performing feasibility studies on the property and are trying to find out the identity and development objective of that person. I'm contacting the County to see if they have any information on this activity. We'll keep you posted.

Connie Church, Secretary
2020 Recap

The vast majority of my duties as Secretary of the Board of Directors involves me hunkered down in front of my computer . . . so, unlike my fellow board members whose jobs were greatly complicated by COVID-19 . . . I was able to plod along, pretty much unscathed by the pandemic; at least as far as my CPA duties went.

As always, I'd like to thank David Scott Allen, Mark Sammons, Pat Weigand and Bob Garrett for their continued contributions to our newsletter.

Our CPA website, www.CatalinaPueblo.com needed only updates this past year. The on-line COVID-19 pool sign-up sheets worked well. A very big thank you goes to LouAnn Gerken for setting up the on-line pages, greatly simplifying pool sign-ups from the original paper sheets at each pool. For those of you who like to see what the Board is doing, all the approved minutes are accessible on our website.

Although Jean and I weren't able to welcome our new CP neighbors in-person this year, we still produced and distributed Welcome Books.

The directory will be published in February. Please take the time to review your listing and let me know if you have any changes. I'll send out a proofing copy before it goes to press.

It takes a village to put on our CPA social events. In 2020, COVID-19 prevented us from gathering as often as we would like. Fortunately, we were able to have the Tapas Tour before the pandemic began to rampage in Tucson (and thank goodness no one became ill because of our get-together). Mary and Norm Steffenson and Sandra and Joe Thompson were our gracious Tapas Tour hosts. Many of our neighbors also helped make this a very special event including: Karen Satterfield, Lee Strang, Jeannie Wager, Pat Weigand, Catherine Brandon, Marti Greason, Jan & Kevin Lerch, Ben Porter, Gail Reich, David Holter, Mike Wattis, Frank Bangs, and Jean Paine.

Wishing all my Catalina Pueblo neighbors a wonderful and healthy 2021.

Connie Church

Pat Weigand, Treasurer 2020 Recap

As 2020 draws to a close, the financial picture is complete through the end of November. The December close will be ready for Pueblo review in mid-January 2021, followed by publication in the February 2021 newsletter. As of this report today, all categories are within budget parameters.

The 2020 Budget and 2021 Budget contain a line item entitled Security-COVID-19. This category contains expenses for intensified pool cleaning and supplies, pool signs, pool sign-up sheets, an on-line pool scheduling system, attorney consultations to assure proper legal adherence, and sanitation supplies. These costs were offset by the cancellation of social events, other than the Tapas Tour.

In 2020, a Committee was formed by the Board to evaluate our progress relative to the Report on the Review of the Statement of Cash Flows and Budget dated January 1-December 31, 2017 and submitted to the Board January 7, 2019 by Gene Gieseler, CPA and resident of the Pueblo. The Committee Members included Linae Holcombe (Accountant/Consultant), Jean Paine (President), and Chairperson Pat Weigand (Treasurer). The findings were accepted by the Board and applied to our processes as needed. Thank you again to Gene for this excellent document.

An additional Committee was formed by the Board in 2020 to review the Reserve Study (2014) and to outline a Strategic Plan based on the findings. The Full Reserve Study document, done by a contracted professional firm, can be found on our website at <https://catalinapueblo.com/reserve-study/>. Committee Members consisted of Joey Barbee (Landscape Committee Chair), Bill Ridlinghafer (Former Landscape Committee Chair), Mike Wattis (Pools Committee Chair), and Pat Weigand (Treasurer), Chair of this Committee. The outcome of our review has provided a blueprint for action in future years. This will be published in the February 2021 Newsletter.

During this year, three new Policies & Procedures were approved by the Board regarding conflict of interest (Board Minutes of March 2020), non-disclosure of confidential information (Board Minutes of March 2020), and evaluating assets, liabilities, and equity of CPA (Board Minutes of November 2020).

Mike Wattis, Pools Committee Chair 2020 Recap

The use of our pools was, of course, impacted by COVID-19 this year. We increased pool service for all three pools and had to put in place rules governing pool use. I direct you to Frank's excellent report, which details the Board's COVID-19 response.

Adelita Pool saw many improvements in 2020.

- The pool and spa tiles were professionally cleaned
- Sand in the spa filter was replaced.
- Pavers around the spa were reset.
- The circuit board in the pool's heater was replaced.
- New light fixtures on the Ramada were installed.

The spa heater will be replaced in early January 2021.

We have recently repainted the Caballo Pool Ramada and, thanks to Joey, our Landscape Chair, trees and bushes around all three pools have been trimmed.

As part of the committee to review the 2014 Reserve Study and outline a strategic plan for the future, I studied what has been done at our pools since the Reserve Study was conducted. I was very pleased to see that in the last six years, several repairs and capital improvement projects identified in the Reserve Study have already been done utilizing monies in our repairs/maintenance categories of our annual budgets.

I'd like to thank Mike Rockwell, David Holter and Marti Greason for their service on the Pools Committee and look forward to working with them again in 2021.

Joey Tanner Barbee, Landscape Committee Chair 2020 Recap

The Landscape Committee continued this year with our goal *to maintain and beautify our neighborhood*. We were certainly interrupted with the restrictions related to the Coronavirus but in spite of that, much good was accomplished.

Our goal of requiring consistent maintenance of our PathWays is working. The PathWays are now reviewed in sequence with every Spring or Fall Quadrant inspection. As a result, except for the area at 2556 E. Avenida de Maria, all PathWays are now walk-able. This small space is being addressed and will soon be remedied.

This year Committee and Board approvals were given for the planting of several trees as well as the redesign of a front patio.

The many dead and dying plants at the Minera Pool were replaced. An area to the south of the pool, which surrounded a young Mesquite tree, was landscaped with a group of low-water desert plants. At the Calle Minera street path to the pool, a seating area with a bench and defining plants was added.

At the Adelita Pool a re-design of the landscaping area inside the wall has begun. Planting will begin when we have warmer weather.

The Caballo Pool fencing is densely planted with Pyracantha bushes that are aging, dying and quite overgrown. As a first step in figuring out how to work with this situation, we began with the Pyracantha on the Pathway side of the pool. Significant trimming was done there in removing dead and dying Pyracantha branches. Since the Pathway side has additional land we were able to plant shrubs that will grow tall enough to provide privacy for the pool and also shade for Pathway walkers.

We continue with a goal of replacing the number of trees and shrubs that may be lost each year.

Doreen Frankel, Bennett Porter, Mary Porter, Gail Reich, Mark Sammons, Lee Strang,
Jeannie Wager
LANDSCAPE COMMITTEE

Joey Barbee
LANDSCAPE CHAIR

**Warren Edminster, Architectural Committee Chair
2020 Recap**

It has been a pleasure working throughout my 3-year term with the Architectural Committee, Mark Sammons, Lee Strang, Jake Hurwitz, Bev Edminster and Jean Paine.

We worked with the following homeowners in 2020:

Jim Sankey and Ken Conant:

2621 E. Avenida de Pueblo

1. Replace and repaint existing lattice/Viga covers.
Approved
2. Repair or replace damaged corbels and beams.
Approved
3. Add new steps at gate entry.
Approved
4. Add new pavers to walkway.
Approved

LouAnn Gerken:

2586 E. Avenida de Maria

1. Request to revise leader head and downspout system.
Approved

Roy Langenberg:

2712 E. Avenida de Pueblo

1. Revise masonry Cheek Wall in Carport.
Approved
2. Reframe carport to eliminate the central columns.
Approved

Jean Paine:

2585 E. Avenida de Maria

1. Install concrete steps with decorative tile risers from house to finish floor to street level.
Approved
2. Add handrail to one side of new steps.
Approved

Deborah Perry:

2751 E. Avenida de Pueblo

1. Request to paint two doors "turquoise."
Denied as not in conformance with the Rule, which require "weathered brown."

Dan Peters:

2751 E. Avenida de Pueblo

1. Repair or replace toldos (eyebrows).

Repaired

Ben and Mary Porter:

2725 E. Avenida de Pueblo

1. Request to convert roof drainage system from triple pipes to copper leader head and downspout.

Request denied as this would destroy one of the design features of Catalina Pueblo, as there are no copper roof drains.

Sandra Nelson Winkler:

6322 Calle de Adelita

1. Request to correct roof drainage system to remove mold problem.

Approved

Pat Weigand:

6223 N. Calle Minera

1. Request to install a brick paver apron to her existing garage entry.

Approved

Marcela Arizpuro and Gema Ornelas:

2620 E. Avenida de Pueblo

1. Replace/Upgrade windows and Doors.

Approved

Pat Weigand:

6223 N. Calle Minera

1. Extend Masonry parapet to shield, visually, the new A/C.

Concept approved with revisions

Milo and Cathy Meacham:

2565 Avenida de Posada

1. Add insulation and stucco over masonry addition in rear of home.

Approved

2. Replace window in rear façade with French doors.

Approved

3. Add trellis and iron gate to shield rear yard.

Approved

4. Revise roof drainage system in rear yard.

Approved

Patrice Placencia:

2429 E. Avenida de Posada

1. Install 4 triangular sun shields in rear yard.

Approved