

## 2020 Catalina Pueblo Association Annual Meeting Minutes

The annual meeting of the Catalina Pueblo Association was held Monday, January 13, 2020 at the Catalina Foothills High School, Seminar Room House 1, 4300 East Sunrise Drive. The doors opened at 6:15 and President, Jean Paine, called the meeting to order at 7:00.

After announcing a quorum with 47 properties being represented, Jean asked Frank Bangs to introduce the guest speaker, Nichole Casebeer of Watershed Management Group (WMG).

Frank explained that WMG is a Tucson-based non-profit company that works with businesses, governmental entities, developers and HOAs to promote watershed management, erosion control and storm water harvesting. Frank explained that the Board asked WMG to do a preliminary evaluation of our community's natural watercourses and drainage washes.

General discussion followed Nichole's presentation. A misunderstanding between the \$8,500 budgeted for "Landscaping Maintenance, Project & Design" (which pays for removal of dead or dying plants in our common areas and their replacement) versus the \$4,000 "Watershed Management Project" was clarified. It was also explained that the \$4,000 WM Project line item is a placeholder in the budget. This potential project is in the very early stages with an ad hoc committee formed to review WMG recommendations. That committee will then refine the scope and cost of the suggested project. No work has been slated or specific funds allocated at this time.

Other questions and concerns included:

- Where would the diverted water run-off go: common area or private area
- Concern that increased watering would encourage growth of plants/trees causing blocked views
- Concern that water would be diverted onto private property where it is not wanted
- Concern that this project would make a current water problem even worse

Frank will keep the community informed on the committee's progress and its recommendations. Frank also assured everyone that if any recommended work would affect an individual homeowner, the committee would work closely with the owner.

A copy of Nichole's presentation will be attached to the February Newsletter.

Jean asked if there were any additions or corrections to the 2019 Annual Meeting minutes. Patsy Dickens moved to approve them as submitted. Marianne Van Zyll seconded the motion; the vote was unanimous.

Jean announced that Frank Bangs and Connie Church were elected to the Board of Directors for 3-year terms of office by majority vote. Jean also announced the 2020 proposed budget was approved by majority vote.

Jean reviewed the Board's research and decision not to add term limits for Board members to the Bylaws as recommended at the 2019 Annual Meeting by Joe Thompson. Details were presented in the cover letter of the 2020 Annual Meeting packet, and are attached to these minutes for your convenience. Jean asked if there were further issues, questions or comments. None were expressed.

Reports by 2019 Members of the Board of Directors were distributed as part of the Annual Meeting packet sent out in December. These reports will also be attached to these minutes. The meeting was then opened for questions and comments for Board members after brief report summations.

Treasurer, Pat Weigand recapped the final 2019 Statement of Cash Flow and Budget, that was handed out prior to the meeting. She reported that all expense categories (Administration, Neighborhood Infrastructure, Neighborhood Social Activities and Recreational Pools) came in under budget and the Reserve Transfer was more than double what was budgeted. There was some confusion about the new line items on the 2020 budget. Pat explained that under Neighborhood Infrastructure, two line items – "Other Landscaping Maintenance" and "Landscaping Project & Design" were often hard to differentiate. So to ease confusion in coding and reporting the two lines are combined into one line item in 2020 – "Landscaping Maintenance, Project & Design." The exact same thing was done under Recreational – Pools; "Pool Maintenance" and "3 Pools Maintenance, Replacement & Repairs" were combined under the latter line item. If it is ultimately agreed that work should be done to control unwanted erosion or water harvesting, those costs will be recorded under the new line item of "Watershed Management Project" (maximum of \$4,000).

Mike Wattis, Pool Chair, was asked about a problem with the Adelita bathroom. He will contact a plumber. He also thanked homeowners for contacting him to report any problems they see, so corrective action can be taken immediately.

In answer to a question about the potential for new approved exterior colors, it was explained that an expanded color palette is part of the updated Rules that are being worked on currently. The goal is to finalize a draft of these Rules to be distributed for community comment sometime in March.

Questions for Joey Barbee, Landscape Chair, included questions about using plants for erosion control and asking homeowners to pay for plants in memory of a loved one. Joey explained that in 2020 her committee will concentrate on pathways and beautifying areas in and around the pools.

Warren Edminster briefly summarized actions taken by the Architecture Committee. He also emphasized the committee's desire to help homeowners with their home improvement projects.

It was suggested that Don Maxon's plaque at Adelita Pool be cleaned or repaired as necessary.

There was extensive discussion on the need to raise dues to accelerate funding for the Reserve Account. A raise in dues versus imposing an assessment was discussed. When questioned, Frank said he was not aware of any Arizona law that addressed specific requirements for HOA Reserve Funds, but he would do further research. Jean said the Board will continue researching safe investment vehicles to increase income on monies held in the Reserve Fund.

The 2014 Reserve Study recommended \$300,000 as the optimal balance in our Reserve Fund. Several homeowners remarked that this amount might be excessive. In 2019, the Board prioritized review of that study in 2020 and plan to be able to give the community recommendations on a suitable funding goal by summer. The largest need for funding is for repair/replacement of our interior roads. Jean explained that last year she asked Mike Wattis, because of his commercial construction background, to research possible resurfacing options. Mike answered questions on different surfaces, i.e. permeable, and explained complications with utilities running under our roads.

It was decided that a survey would be distributed to homeowners to gather input regarding dues and Reserve Funds.

There was no further business. At 8:31pm, Bill Strang moved to adjourn, Bob Garrett seconded the motion. The vote was unanimous.

## Statement on CPA Board Review Regarding Term Limits

12/13/2019

The CPA Board has reviewed the question of whether term limits should be incorporated into the CPA Bylaws.

The following aspects were examined:

1. Are Term Limits required by Arizona HOA Rules?
2. Are Term Limits required by the CPA HOA Rules?
3. Have Term Limits been applied previously by the CPA HOA?
4. Would the imposition of Term Limits be in the best interest of the CPA HOA?

Findings:

1. Term Limits are not required by Arizona HOA Rules.
2. Term Limits are not required by the CPA HOA Rules.
3. Term Limits been not been applied previously by the CPA HOA.
4. The Board reviewed the impact of Term Limits on current issues in process and/or under review:
  - a. Revision of CPA Rules
  - b. Implementation of the Reserve Fund Study recommendations
  - c. Investigation of the feasibility of implementing procedures to harvest rainwater and reduce Pueblo wash erosion
  - d. Investigation of the possibility of obtaining neighborhood historic designation.
  - e. Development of a Strategic Plan to achieve major capital expenditures, such as improvement of our roads.

Decision: The Board unanimously decided that, at this time, the introduction of Term Limits into the CPA Bylaws is not in the best interests of the Catalina Pueblo.

## **President — 2019 Recap**

### **Jean Paine**

Another year has slipped by far too fast. Much has been accomplished but as is always the case there is much to still be accomplished.

A big shout out to our wonderful Board; Frank Bangs, Pat Weigand, Connie Church, Joey Barbee, Warren Edminster, and Mike Wattis, for their commitment and hard work on behalf of Catalina Pueblo. They are a pleasure to work with and their wide variety of skills is amazing.

I also need to give a big shout out to the many, many who have volunteered their time and efforts to make our neighborhood beautiful, unique and fun. Thank you neighbors.

More and more we need to be vigilant about issues and events in Pima County, Tucson and even Arizona. Something I never considered when I first joined the Board.

This year we made our voice heard regarding potential land usage and purchase just down Campbell as well as a lot for sale on Posada and Skyline.

We have worked in conjunction with other Associations to monitor commercial signage and address mutual concerns. We are and will continue to work with the management at Plaza Colonial and La Encantada about noise and sewage issues.

New committees have been created to deal with water issues, historic designation, walkways within the Pueblo, and rule updates and modifications.

In addition our existing committees, Landscape, Architecture, Pools and Light bulb Replacement have been working hard to keep our community beautiful and special.

Our neighborhood continues to be a great place to live. When a house comes up for sale it sells quickly. On that note I want to welcome our new neighbors who have purchased a home in Catalina Pueblo in 2019.

Welcome:

Ronnie Marshall (2702 Avenida de Pueblo)

Hal Gensler and Anita Eyring (2752 E. Avenida de Pueblo)

Jennifer Wurster (6261 Calle de Adelita)

Jennifer Flores and her son Desi (2731 Avenida de Pueblo)

Joshua Hannum and Charlotte MacInnis (2561 E. Cerrada Adelita)

Cathy and Milo Meachum (2565 Avenida de Posada)

Maureen Maxon purchased her brother's, Paul Maxon, home  
(2555 Avenida de Posada)

## 2019 Vice President's Report

### Frank Bangs

2019 saw significant progress on Board projects for which I'm responsible. The following summarizes that work:

1. Revision of the CPA Rules. A committee appointed by the Board to undertake the revision—consisting of Pat Weigand, Mark Sammons, Dan Peters and me—completed our review of the entire Rules document, drafting revisions covering issues previously identified by the Board and a number of additional ones identified in the course of the committee's work. I'm deeply grateful to Pat, Mark and Dan for their long, patient labors on this project. Thanks also to Connie Church for creating a final format clearly showing deletions of existing and additions of new language.

The Board is currently reviewing the committee's completed changes with the goal of presenting them to the membership for comment before Board adoption.

2. CCRs/Rules Enforcement. The Board initiated a total of six enforcement actions this past year. Four involved the owner's failure to obtain required Board approval for all or some changes to the owner's property. Two were for failure to maintain landscaping.

In each instance the Board was able to obtain compliance. In two cases the owners complied following an initial informal contact by a Board member. In the remaining cases formal written notification of a violation was needed, either because the owner did not reside on the property or had recently purchased their property and was unfamiliar with the Rules.

A word to the wise: if you're unsure a change needs approval, please call me, Warren Edminster (building changes), or Joey Barbee (landscape changes). We'll be glad to assist you. The CCRs and Rules are conveniently found on the Association's website, [www.CatalinaPueblo.com](http://www.CatalinaPueblo.com).

3. Storm Water Erosion and Harvesting Project. In early 2019 the Board was approached by CPA owners Giuseppe and Annamaria Biagini with information about the work of the Watershed Management Group. WMG is a local organization that promotes watershed management, including erosion control on natural watercourses and storm water harvesting for the enhancement of native vegetation and supplementation of private landscape irrigation. We learned that WMG provides services to interested neighborhoods to identify erosion control needs and opportunities for water harvesting.

With Board concurrence I arranged with Giuseppe and other interested Board members to meet on May 16 with a WMG staff member. The purpose of this meeting was to discuss WMG's services, identify watercourses crossing Catalina Pueblo, and walk the watercourses and streets. The Board subsequently agreed to engage WMG to prepare a report for the Board describing needs for erosion control and opportunities for water harvesting.

In early August the Board received and reviewed WMG's report. I prepared a memo for the Board and WMG listing follow-up questions about the report's recommendations. We subsequently formed an ad hoc committee to interact with WMG, composed of Board members Pat Weigand, Warren Edminster, Joey Barbee and me, plus owners Gail Reich and Jo Ann Marcus. It was agreed that any major improvements identified by WMG would be treated as long term capital improvements, implemented as warranted through annual budgeting and the reserve fund study.

On November 14 we met with two WMG staff members, Trevor Hare and Nichole Casebeer, to review their recommendations and our comments, followed by an on-foot tour of sites described in the report. It was agreed that WMG would refine its recommendations—including cost estimates—based on the Board's directions. WMG also agreed to make a presentation about their services at CPA's annual meeting January 13.

4. Beyond Our Boundaries. Over the past year I've acted on several matters of interest to CPA, but outside our direct control:
  - *Repair of shoulder erosion on Avenida de Posada*. By communications with the Pima County Transportation Department, we were able to get repairs to the segment of Posada immediately south of its intersection with Skyline. The shoulders of that pavement had been eroded by a water main break in the Skyline median two years ago, and the edges of the pavement were undermined and collapsing. The County responded by re-grading the shoulders and repairing the worst damage to the pavement. Not pretty, but sufficient to forestall more erosion.
  - *Lobbying for the repaving of Avenida de Posada*. The County classifies the Posada paving as "failed." However, as the Board has reported in the past, the County in 2017-18 adopted a policy of using its scarce local street maintenance funds for preserving streets in relatively good condition first, assigning a lower priority for failed streets like Posada.

In April we learned that County staff and a subcommittee of the County's Transportation Advisory Committee would recommend to the full PCTAC giving greater priority to the repair of failed streets. Jean Paine, Warren Edminster, Joey Barbee and I attended the April 23 PCTAC meeting and

spoke in favor of the recommended change. It was adopted, but it's still unlikely that we will see relief in the near future. In the meantime, we will continue to report potholes and vegetation trimming requests to the County.

- *Parcel for sale at the southeast corner of Skyline and Posada.* An ad hoc committee composed of representatives of the CPA Board and the Catalina Foothills Condominiums development to the north of us continue to monitor this property, communicating regularly with Pima County Development Services Department about developer interest. The price has been reduced but as yet no signs of change.
- *Involvement with County efforts to revise its commercial sign regulations.* Because of our past participation in board of adjustment cases seeking to relax the County's current regulations on the size and height of commercial signs adjacent to streets, CPA and the Catalina Foothills Condominiums have been asked to comment on proposed revisions. We believe the current regulations help to preserve scenic characteristics of the Skyline and Campbell commercial frontages, with a positive impact on the value of our homes.

Frank Bangs, Vice President

## **2019 Treasurer's Report**

### **Pat Weigand**

At this writing, the financial picture for 2019 is not yet complete. However, it will be ready for Pueblo review in time for the Annual Meeting. It will also be published in the February newsletter.

The 2020 Budget contains some revised and new line items to better capture and document planned activities, such as Watershed Management.

Upkeep and maintenance of the pools remains the largest expense category for the Pueblo. In order to better monitor expenses, new reports were developed this year to assist the Pool Chair in identifying excessive usage of utilities, so that timely repairs can be made.

During this year, Policies & Procedures were approved by the Board to assure consistent authorization and payment of work, as well as coverage for Board Member absences from the Pueblo.

## Secretary 2019 Annual Meeting Report Connie Church

### Newsletters:

Thanks to the following contributors:

**Mark Sammons** — Monthly *Garden Gallimaufry*

**David Scott Allen** – Monthly *Pueblo Recipes*

**Ursula Garrett** — Periodic *Spotlight on a Neighbor* columns

**Pat Weigand** — *Pueblo Plodders* articles (photos supplied by several different Plodders) and other periodic articles on wide-ranging and always interesting topics

**Bob Garrett** — Photographing and producing photo layouts of our social events and contributing *Practical Pueblo* articles

**Everyone** — who contributes recommendations for the Tried and True page and other ideas.

Newsletters are published October, November, December, January, February, March, April and May.

### Website:

As I reported at last year's Annual Meeting, our original Web Domain Hosting Site and their software platform was becoming less than optimal. After research, we found that the software was no longer going to be supported in 2020. That led to a search for both a new Hosting Site and new software. I had hoped that our old site could be migrated to a new platform, but unfortunately because the software was rapidly being phased out, that was not possible. My summer's project was to totally rebuild the site using WordPress which is a highly rated software and can be migrated if that ever becomes advisable. Our new Hosting Site is BlueHost and I am delighted with their service and their cost is lower than the old Host.

I hope you'll go to [www.catalinapueblo.com](http://www.catalinapueblo.com) and look around. I welcome any suggestions and if you have any photos you'd like to share that would be great.

### Welcome Books

We continue to produce binders that contain our governing documents, most current directory, trash information, pool passes, maps and many other items we hope our new property owners find useful. Jean and I enjoy distributing them and personally welcoming new neighbors.

**2019 Social Events** in the Pueblo were enjoyed by an ever-increasing number of attendees and volunteers alike.

**Tapas Tour:**

On March 19<sup>th</sup>, Ken Conant & Jim Sankey (2621 Avenida de Pueblo) and Jeannie & Eric Wager (6215 N. Calle de Adelita) opened their beautiful homes to our neighborhood. Fabulous homemade dinners were served and attendees wandered from home to home enjoying a perfect evening, gracious hosts and visiting with neighbors. Jean Paine and Connie Church were lead helpers with a great deal of support from Pat Weigand, Marti Greason, Karen Satterfield, Terry McLeod, David Holter, Mike Wattis, Bob Garrett, Ursula Garrett, Gail Reich and Marianne Van Zyll.

**Cinco de Mayo party:**

On Sunday, May 5<sup>th</sup> Jan Lerch, Marianne Van Zyll and Joe Thompson again chaired our annual Cinco de Mayo party at Adelita Pool. A potluck dinner was enjoyed by a large group of party goers who enjoyed Joe's (by now famous) Margaritas, music, dancing and the celebration of Mexico.

**Fall Party & Concert:**

Adelita Pool was again the site of our Fall Party. The Connie Brannock Jazz Quartet played live and kept the dancers on their feet. Dinner was catered by Smokey Mo and party goers brought either a dessert, salad or side dish.

**Holiday Party**

Heather Lenkin opened her beautiful home for our Holiday Party. Over 100 people (by far the largest social event Catalina Pueblo has ever had) enjoyed Heather's magnificent holiday decorations, a complete homemade dinner and libations. A special dessert committee provided homemade desserts. This wonderful event boasted not only the largest attendance but also the largest number of volunteers —27 in all helped co-chairs, Patsy Dickens, Jean Paine and Connie Church. For a full list of Holiday Party volunteers and photos of the party, please see January 2020 newsletter. Again, thanks to our hosts Heather Lenkin and Taylor Heidenheim.

**Directory:**

The 2020 Directory should be published and distributed in early February. Please check your listing and let me know if there are any changes. As I've done in the past, I'll send out a proof copy before sending the final version to the printers.

## **2019 Architectural Committee Chair Report**

### **Warren Edminster, AIA**

The Architectural Committee consisted of Bev Edminster, Mark Sammons, Lee Strang, Jean Paine, Jake Hurwitz and Warren Edminster AIA, Chairman.

This has been a very good year for this committee. There have been several requests for work which would require Board Approval and by the most part they have been in compliance with the CC and Rs. In the few cases where the requests have not been approved, the committee has attempted to guide the applicant in a direction so that they would conform with the Rules. The following is a list of the types of requests that have come before this committee this year.

| Number of Requests | Description                            |
|--------------------|--|
| 1                  | Patio masonry screen wall              |
| 3                  | Wrought iron protective grill and gate |
| 1                  | Masonry wall modification/gate         |
| 3                  | Drive resurfacing                      |
| 1                  | Repaint windows and door               |
| 1                  | Concrete garage apron                  |
| 1                  | Redesign front yard, railing, gate     |
| 1                  | Water softener enclosure               |

Please continue to respect the CC and Rs that you agreed to when you purchased your property in Catalina Pueblo. You will find forms that address the applications process in the Catalina Pueblo website, [www.CatalinaPueblo.com](http://www.CatalinaPueblo.com) . It is advised that you contact one of the Architectural committee members to review your request proposal before you submit. Have fun!

Warren Edminster, AIA  
Chairman Architectural Committee

## **2019 Landscape Committee Chair Report**

### **Joey Tanner Barbee**

The Landscape Committee's overall and stated goal this year was to *maintain and beautify our neighborhood*. Specifically we knew we wanted to begin a process of Walkway improvement as well as to have consistent feedback to homeowners after any Walkway or Walkthrough recommendations were made. We also wanted to identify any issues related to homeowners showing consideration of their neighbors as mentioned in our CC&R's 3.2.

We have formed a team to implement the Walkway improvement plan. Our plan will give easy access and beautification of these areas as well as increase property value to our homes.

The Walkthrough team has completed both the Spring and Fall Walkthroughs. They are in the process of contacting any homeowners who need to complete the recommended repairs or cleanup per our CC&R's.

The Landscape Committee received 3 requests for approval this year. All were approved. This involved approval of shrubs, a tree and new landscaping for the front of one of our homes.

As you may have noticed, our Common Areas have a number of shrubs and trees that are dead or dying. Each year we lose plants and the shade that goes with them. Going forward we will be addressing that issue, replacing shrubs and trees as we *beautify our neighborhood.....*and as we do that, provide that much appreciated shade.

This year the Committee was expanded to a total of ten members in order to be as successful as possible. Each of the ten brings their own expertise and commitment to this amazing community. It is a pleasure to be part of this effort.

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

Joey Barbee  
LANDSCAPE CHAIR

## **Pools Chairman Recap of 2019**

### **Mike Wattis**

The first order of business is a very big thank you to the 2019 Pool Committee – Mike Rockwell, David Holter and Marti Greason. As usual, it has been a busy year for the pool committee. Because of the age of our pools, they need constant attention and repairs to old equipment. Following is a list of activities at each pool.

#### Adelita Pool

- New spa pump installed
- Adobe wall repaired
- Spa and rail covers replaced
- New lounge chairs purchased
- Trees and bushes trimmed

#### Caballo Pool

- Pool pump motor replaced
- New lounge chairs purchased
- Trees and bushes trimmed

#### Minera Pool

- New lounge chairs purchased
- Trees and bushes trimmed

A new pool maintenance company was hired December 1, 2019. They will service Adelita Pool and Spa every Tuesday and Thursday year round. They will service both Caballo and Minera pools every Thursday from October through March. From April through September, they will service both pools on Tuesday and Thursday.

Thanks as always,  
Mike