

Catalina Pueblo

Homeowners Association

www.catalinapueblo.com

2021 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

Milo Meacham, Architecture Chair

COVID prevented holding an Annual Meeting in January 2022

No minutes

Board Recaps for 2021 only

Jean Paine, President
2021 Recap

Before I report on 2021, I want to extend an enormous thank you to my fellow Board members, past and current, for working so hard to help keep Catalina Pueblo such a great place to live. I also extend a huge thank you to everyone who lives here for supporting us. It has been a super ride and an honor to be on the Board. I will definitely miss it.

In spite of having to communicate primarily by email or telephone and hold Catalina Pueblo Board meetings via zoom, we, your Board, have been busy. Looking back at 2021 has been enlightening.

First and foremost our wonderful Pueblo is in great shape, financially and physically. Our Reserve Fund continues to grow and our common property areas look amazing.

We quickly adopted COVID protocols so everyone could still enjoy our pools. The on-line sign up at our beautiful website has worked well.

Very unexpectedly, we lost our long time garbage collector. Fortunately we found a new provider after a few weeks of interim temporary service. Hughes Sanitation handles both our garbage and recyclables.

We reviewed our rental rules after a violation occurred. We consulted our attorney to confirm our CC&Rs adhere to Arizona law. Also, we now ask all new owners to acknowledge they have reviewed our CC&Rs.

We all need to thank our Landscape Committee and Chair for adding new plants, benches and other improvements around our three pools. Well done.

Our Architecture Committee and Chair have also been busy. Trying to handle requests quickly, answer questions, and advise owners wasn't easy under the current circumstances, but they definitely were up to the task. Well done.

Our neighborhood continues to be a highly desirable place to live. Please welcome our 8 new homeowners when you see them.

A big thank you to our light bulb committee. They keep our lamppost lights burning. In January we will begin to transition to LED bulbs.

Thank you again to my fellow Board members and neighbors for being so helpful and supportive during my time on the Catalina Pueblo Association Board.

Frank Bangs, Vice President 2021 Recap

Besides a pandemic, this past year provided some unexpected challenges for the Board and this officer:

The trash crisis. The New Year brought the unwelcome discovery that our long-time solid waste collection provider had disappeared. Jean Paine scrambled and found a company willing to pick up our trash on a short-term basis while we searched for a permanent provider. Assisted by new Board member Milo Meacham and Mike Wattis, we prepared an outline of our service needs, identified prospective companies and narrowed the field for contract negotiations. In mid-January the Board signed a contract with Hughes Sanitation Services.

The process was rushed, but we learned much about our needs and how they can best be met. For example, I had long suspected that many of the items we were dutifully recycling were actually going to the landfill due to the collapse of the international market for recycled paper and plastics. This is reflected in the reduced list of items HSS is able to recycle. Under our contract, we'll be revisiting that list with HSS early next year.

CPA's insurance. Thanks to our sharp-eyed treasurer, Pat Weigand, the Board has taken a close look at its current insurance policy. Among other things, we discovered that the insured property described in the policy was someone's house and not CPA's common area improvements. That triggered a meeting with our agent and discussion of our insurance needs, the extent of our existing coverage and possible changes. Jean and I will be presenting our recommendations to the Board this month and will implement them early next year.

Covid-19 pool restrictions. As the pandemic has evolved, the Board consulted frequently with its outside counsel before implementing relaxations of our pool use limitations. Our goal has been to balance the enjoyment of our pools with health, safety and liability concerns. We continue to monitor these issues.

Home sale transactions. As Jean has reported, 2021 brought an unprecedented number of home sales in Catalina Pueblo. Once an escrow is opened, the title company sends CPA a form questionnaire seeking information about our governance and the status of the property's payment of assessments and compliance with our CC&Rs and Rules. One of these questionnaires we received late last year contained a citation to the Arizona statutes addressing communities with an HOA like ours.

Taking a look at that statute, I discovered that the title company forms failed to cover about half of the information we were legally required to provide. Also, I saw that we could obtain an acknowledgement from the purchaser that they had been provided with our governing documents and understood their legal effect. With Connie's invaluable assistance, we prepared a standard reply that fully met our obligations and an acknowledgment form to be signed by the purchaser at closing.

Enforcement efforts. Through the efforts of our Architecture and Landscape chairs and their respective committees, the Board has created a process which preserves the high standards of repair and maintenance that have marked our community in the past, avoiding the need for formal enforcement actions. Using the internet and community “networking”, we’ve solved some of our longstanding delinquent assessment problems. Market conditions and the high number of sales have also yielded the extra benefit of terminating a few problematic absentee owners.

Outside issues. The continuing deterioration of Avenida de Posada remains a major problem. I’m forming a committee of owners to assist the Board in lobbying Pima County staff and elected officials to make short-term improvements and prioritize the long-term repaving of the street.

Connie Church, Secretary
2021 Recap

I have been in Idaho taking care of my ill parents all of 2021. Fortunately, most of what I do as Secretary of the Board of Directors and Chair of the Communications Committee is done in front of a computer, so my CP “job” has been running smoothly. Someone told me that the only good thing to come out of the pandemic was ZOOM. For me, that is particularly true. COVID did not allow in-person Board and committee meetings for the last year and a half, so we have been meeting via ZOOM. That has been working well and I love SEEING my fellow Board members.

One of the saddest things for me about the pandemic and being so far away from my beloved Catalina Pueblo is not being able to personally welcome our new neighbors and deliver their Welcome Book. Jean and I have both enjoyed doing this for several years . . . Even though this isn't a personal visit, I'd like to extend a very warm welcome to all the folks who have moved to the Pueblo this year.

Russ Carden (February) ***welcome back!
6315 N. Calle del Caballo

Bo and Stephani Thompson (May)
2615 E. Cerrada Adelita

Barbara Eckel (June)
2621 E. Avenida de Posada

Laura McCloskey (June)
2765 E. Avenida de Posada

Brooks and Marion Taylor (July)
6332 N. Calle de Adelita

Jill Hunter (August)
2732 E. Avenida de Pueblo

Daniel and Carolyn Neff (August)
6231 N. Campbell

Lucinda Frenz (November)
2461 E. Avenida de Posada

As always, I'd like to thank David Scott Allen, Mark Sammons, Pat Weigand and Bob Garrett for their continued contributions to our newsletter and directory. Communications in Catalina Pueblo really does take a village!

Thankfully, our CPA website, www.CatalinaPueblo.com needed only updates this past year. For those of you who like to see what the Board is doing, all the approved minutes are accessible on our website. You will also find Landscape/Architectural forms, a list of suggested plants, our Reserve Study, all our governing documents, 10-years of our newsletters, Catalina Pueblo history and many more things. If anyone has suggestions of things to change or add or if you have a photo you'd like to see posted online, I'd love to hear from you.

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.

Wishing all my Catalina Pueblo neighbors a wonderful and healthy 2022.

Pat Weigand, Treasurer
2021 Recap

The **financial picture** for the Catalina Pueblo Association is complete through the end of November 2021. The December close will be ready for Pueblo review in mid-January 2022. As of this writing, all categories fall within budget parameters.

The **2022 Approved Budget** continues to contain a line item entitled Security-COVID-19. Similar to last year, this line item covers anticipated expenses for intensified pool cleaning and supplies, the on-line pool scheduling system, and attorney consultations to assure proper legal adherence. We have optimistically planned for social events during 2022, and budgeted accordingly.

The budget category of **Roads and Drainage** has taken on new significance after the impact of the 2021 Monsoon. The Reserve Study of 2014 had highlighted the vulnerability of the condition of our roads, so we were aware of this. The Board decided to allocate \$6000 to evaluate and make interim repairs. Mike Wattis is leading this effort. After this evaluation, the cost may be moved from the operating budget to a Reserve Fund withdrawal. The Community will be kept informed on the state of this project.

The **Reserve Fund**, as you know, is intended to be used for high-cost capital expenses. Mike Wattis, Pools Chair, has managed to pay for some major pool repairs within the Operating budget, rather than tapping the Reserve Fund.

Board Job Descriptions were revised during this year. They were significantly changed in many areas, because the last update occurred in 2013. The goal was to provide improved information for prospective and new Board members. All current Board members participated in this update, especially Connie, who provided me with invaluable assistance.

During this year, one **new Policy & Procedure** was approved by the Board regarding Authorization of Work and Payment. The purpose of this fiscal policy is to set a limit on the amount of money that an individual Board Member can independently authorize.

Mike Wattis, Pools Committee Chair 2021 Recap

In March, the Board was able to relax some of the Pandemic inspired pool rules. These revised *COVID-19 Pool Rules* remain in effect, but we are all hoping that some time in the near future, the pandemic will lose its grip on the world, and we can get back to a normal life.

1. A maximum of 8 individuals, including guests and family members, may use the pools at one time
2. For those CP residents who do not wish to use the pools with others outside their immediate households, they may reserve the entire 1-hour slot
3. Pool furniture may be used with the requirement that the users sanitize the furniture after use -- sanitizer will be provided by the Association

All other Revised COVID-19 Pool Rules, adopted August 28, 2020, remain in place, including advanced on-line sign-up for no more than two, nonconsecutive one-hour time slots per day.

As a review, following are the Electronic Sign up Directions:

To sign up for **one** time slot:

1. Go to our website www.CatalinaPueblo.com
2. Click on COVID-19 at the top of the page
3. Click on the pool you wish to use
4. Click on a box for individual day/time
5. Click **Submit and Sign Up** at the bottom of the page
6. Fill out name and email
7. Click **Sign up Now**

To sign up for **several** days/times:

1. Click on **Calendar View** in the banner at the top of the Sign Up sheet
2. Click **Sign up** on the first day you want
3. Click **Sign up** on the time you want
4. Click on **Select Other Days**
5. After you have signed up for your desired dates/times click **Submit and Sign Up**
6. Fill out name and email
7. Click **Sign Up Now**

If you **create a sign up** you will not have to enter your name or email each time, and you will be able to delete any unwanted times you've signed up for. Just follow the on-line instructions after clicking **Create a Sign up**.

Again, I'd like to thank LouAnn Gerken for creating this sign up process that Connie was then able to upload to our website for easy access.

I have been working with our Treasurer, Pat Weigand, on the Pools budget. After reviewing the 2014 Reserve Study and past pool repairs and equipment replacements since the Reserve Study was done, we determined that we have been and will continue to replace most "pool capital equipment" within our annually budgeted "3 Pools Maintenance, Replacement & Repairs" line item. A very good example of this happened in 2021 when we replaced both the spa filter and Adelita pool heater without tapping into the Reserve Account.

We hired a new pool service company in December 2021 in the hopes of increasing pool cleaning and service consistency. The Adelita Pool/Spa are serviced Monday, Wednesday and Friday, year-round. Caballo and Minera Pools are serviced once a week when they are unheated (approximately November to April) and twice a week when they are up and running.

This spring, I will inventory pool lounges and chairs and replace as needed.

A very large thank you to Team Pools: Eric Wager, David Holter, Mike Rockwell and Marti Greason!

**Joey Tanner Barbee, Landscape Committee Chair
2021 Recap**

The Landscape Committee continues with our goal *to maintain and beautify our neighborhood*. We review a quadrant of the neighborhood each Spring and Fall. This year our teams reviewed the Blue Quadrant in the Spring and the Purple Quadrant in the Fall. We include with each Quadrant inspection, the adjoining PathWays and WalkWays. We are playing “catch-up” as we include all of this, but in time, we think it will be worthwhile.

Committee and Board approvals this year were given for the planting of several trees and the re-design of two entries with desert plantings.

Re-design and planting inside the Adelita Pool was completed, as well as additional planting at the front entrance to the pool.

The Caballo Pool’s aging Pyracantha was given significantly more trimming, as we continue to cut away the newly dead and dying areas. The interior planting spaces and the entry, which had held dead and dying plants, were replanted. Cement benches were added, one at the entry and another inside the pool area.

At this point, the new plants at all pools are growing and quite healthy.

In order to add shade and attractiveness to the area near the back gate of the Caballo Pool, two small trees and a few shrubs will soon be planted there. Russ Carden has financially contributed, so that the trees will be a more attractive size when planted. Thank you, Russ.

Our goal from last year to replace the number of lost trees and shrubs was not met. Our goal for this next year will be the same.

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

Joey Barbee
LANDSCAPE CHAIR

Milo Meacham, Architecture Committee Chair 2021 Recap

I am honored to have been selected to serve as the Architecture Committee Chair for 2021. It has been my pleasure to work with the Committee Members: Jean Paine, Jake Hurwitz, Mark Sammons, Lee Strang and new committee member, Barbara Eckel.

As a committee, we undertook the following tasks:

1. Completed the second review visits for the property reviews and sent reminder letters to the Owners who had not yet completed their required repairs and maintenance for the Red Quadrant, which had been reviewed under Warren Edminster's tenure as Chair.
2. Reviewed and performed follow-up reviews of properties in the Blue Quadrant and provided notices to Owners who needed to perform repair and/or maintenance actions on their properties.
3. Developed a new review form to be used by the committee members to focus on items that are commonly needing attention in the upcoming review of the Purple Quadrant.
4. Reviewed properties in the Purple Quadrant and provided initial notices to Owners that needed to perform repairs and maintenance on their properties.
5. Reviewed and approved or denied applications from Owners for exterior modifications to their properties as follows:

- Patricia Cain
2570 E. Avenida de Maria

- Window replacements - approved, not completed at this date.

- Susan and Bruce Crosson
2556 E. Avenida de Maria

- #1: Solar Panel Installation: Approved - completed.
- #2: Conversion of sun trellis to roof deck - denied due to change of use/occupancy per Pima County, required applicant to obtain a building permit from Pima County. Applicant complied and obtained building permit with revised drawings. Committee approved revised drawings and was provided a PDF copy of the building permit and stamped drawings. Work in progress, awaiting guardrail at roof deck and spiral stair.

- Barbara Eckel
2621 E. Avenida de Posada

- #1: Window Replacement: Approved - Completed.
- #2: Solar Panel Installation: Approved – Not Completed, expecting April 2022 installation.

- Michael LeFebvre
2425 E. Avenida de Posada

- Applicant submitted plan to build sun-screen trellis (similar to one being removed from Crosson townhouse). Size as submitted required building permit. Applicant withdrew first application in favor of a smaller trellis that would not require a permit. However, Chair and committee were concerned that trellis as described (without construction details) could become a hazard due to wind (microbursts are common locally) and required that applicant submit a sealed and signed letter from an Arizona licensed Structural Engineer along with sealed and signed construction and anchorage details. Applicant withdrew second application and submitted another for a pre-fabricated gazebo structure. The committee agreed with the Chair that the gazebo design was not in keeping with the wooden structures found in CPA and denied approval. Applicant has not made a new submission at this date.

- Dan and Sheryl Farrell
6235 N. Calle de Adelita

- Application for the conversion of a portion of the open-air covered patio to a screened-in covered patio. Approved by the Committee - awaiting construction.

- David Scott Allen and Mark Sammons
2588 E. Cerrada Caballo

- Application for the construction of a small stuccoed retaining wall separating the entry walkway from a newly constructed garden (approved by the Landscape Committee.)

- Brooks and Marion Taylor
6332 N. Calle de Adelita

- Application to modify location of existing window openings and install new windows on north facade (facing Avenida de Maria) beneath patio roof. Committee required applicants to obtain a building permit from Pima County as required by code. Applicant's contractor obtained building permit and applicant provided a pdf copy of the submitted and approved permit and drawings stamped by Pima County.

- Karen Harris
2749 E. Avenida de Posada

- Application to install a wall-mounted retractable awning that would cover a portion of the uncovered front patio on the south side of the townhouse. The committee approved the application - work has been completed.

- Terry Korte
2771 E. Avenida de Pueblo

- Application for installation of a concrete brick paver path connecting the patio entrance gate to the main entrance walkway. The Committee approved the already completed installation which was done on an “emergency” basis because a guest had fallen on the gravel driveway.

- Jeffrey and Luran Penn
2791 E. Avenida de Pueblo

- Application to repair existing garage door with a stainless steel bottom strip and paint it (Dunn Edwards Spanish White) to match the existing door. Approved by the committee and work completed.

- Paula and Nick Melcher
2651 E. Avenida de Posada

- Application for window replacements. Approved pending receipt of building permit from Pima County. Applicant moving forward but installation hasn't begun yet.

- Ben and Mary Porter
2725 E. Avenida de Posada

- Install roll down blinds: Approved - Completed.