

Catalina Pueblo Association
Board of Directors Meeting
December 13, 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.

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

Old Business:

Rental Properties Update:

Frank and Connie will prepare and send emails requesting updated renter information, as outlined in Rule 10, for the following properties: 2610 E. Avenida de Pueblo and 2437 E. Avenida de Posada. The owners will be given 30 days to supply the requested information.

Connie moved that Frank write a draft Notice of Violation to the owner of 2741 E. Avenida de Posada. The draft will be circulated to the Board for comment before sending. Barbara seconded the motion which passed with 5 yes votes and 1 abstention. It was agreed that 30 days will be given for owner comments before sanctions, including revoking rental privileges, will be voted upon by the 2023 Board.

New Business:

Parking Space

The homeowners who requested a variance to create an on-street parking space has withdrawn the request. No further action is necessary.

Revised Rules 10 – 12 (distributed in advance of meeting for review)

Pat moved to approve Rule 10. Rental of Dwelling Units as submitted with one minor change: deleting “without further notice” in 10.4.4. The motion was seconded by Barb and the vote to approve was unanimous.

Pat moved to approve Rule 11. Sales of Homes, as submitted. The motion was seconded by Barb and the vote to approve was unanimous.

Barb moved to approve Rule 12. Enforcement Procedures for CC&Rs and Rules, as submitted. Joey seconded the motion. The vote to approve was unanimous.

Rex Scott

Frank introduced the possibility of inviting the current legislator of Pima District 1, Rex Scott, to speak to the community on county issues. The Board favored the idea and Barbara will explore adding Mr. Scott to the agenda of the proposed Town Hall.

Catalina Foothills Association (CFA)

Frank recommended CPA become more involved with CFA, especially in light of their recent plea for more HOA involvement. CFA will hold their Annual Meeting via Zoom on January 24. Several Board members plan to attend. It was decided that Frank will write an article for the January newsletter about CFA, the importance of CP homeowners paying CFA's \$10 annual dues, and solicitate interest in interacting with CFA. It was noted that networking with community organizations including CFA, falls under the duties of the Vice President.

Officer/Committee Reports:

Treasurer: Pat Weigand

November 2022 financial reports were distributed to Board members prior to this meeting. There were no questions or comments. Year-end financials will be handed out at the Annual Meeting on January 10 and will be printed in the January newsletter.

Proposed 2023 Budget

Pat distributed the proposed 2023 budget prior to the meeting. After discussion, several changes were made. Barbara moved to approve the proposed 2023 budget as amended. Milo seconded the motion, which was approved unanimously. The proposed budget will be included with the 2023 Annual Meeting packet.

Vice President: Barbara Eckel

Holiday Event: After reviewing the increase in COVID cases recently, it was decided not to hold the Holiday Party in January. Barbara suggested asking Stephanie Rodriguez, our State Farm Insurance agent, about liability insurance coverage for homeowners hosting HOA events. Barbara and Frank are still trying to schedule a meeting with Ms. Rodriguez.

Barbara has ordered additional chairs to be used for CPA events and will purchase wine for future events utilizing money remaining in the 2022 social events budget. Barbara envisions holding both the Spring Tapas Tour event (held in 2 or 3 homes simultaneously thus reducing the number of people congregating in each home) and the Cinco de Mayo party (held outside at Adelita Pool).

Secretary, Connie Church

The timing of Board meetings and newsletters was again discussed. It was felt that newsletters published on the 10th of each month and Board meetings held on the 3rd Tuesday of each month, as approved at the November Board meeting, would not work well. Pat moved to hold Board meetings on the second Tuesday of each month and publish newsletters 1 week later. Joey seconded the motion, which was unanimously approved.

Landscape: Joey Barbee

One thing leads to another and clarifying that issue in the Red Quadrant Review meant this . . . the HOA had lots of cleaning up to do behind patio walls in the Minera Common Area.

The common area has now been beautifully cleared . . . thanks to Francisco and his crew. The recent loss of four or five large agaves in the Minera Common Area has made it look even more barren. An especially barren spot is at the entrance to this area, bordered on one side by the entry pathway and another side by Calle Minera.

We want the Minera Common Area to be safely walkable and, as well, show the beauty of our desert. For that reason, a team from the Landscape Committee, has spent considerable time walking and doing a great deal of desert plant research. Mark Sammons and Lee Strang have joined me in creating a gentle and lovely plan. We are almost ready to begin planting. Most will come from Ponderosa Cactus on west Wetmore. This is generally a wholesale nursery and I have found that most wholesale nurseries, and sometimes others, will honor that wholesale price for an HOA.

Another small planting in Catalina Pueblo has already taken place. One of the two adult Palo Verde trees at the street side of the Caballo pool was quite distorted. A small young Palo Verde has been planted nestling beside it to enhance the look of the tree and augment the shade it gives to that area.

And, at long last, the sign that Connie designed and had manufactured for the spot has been installed at the main entrance to the Caballo Pathway. The sign states "Utility Company Vehicles ONLY . . . No Other Vehicles Allowed In Pathways".

Architecture: Milo Meacham

Milo will work with Joey and the Landscape Committee in an effort to create a Minera Common Area master plan to include water harvesting opportunities.

Frank Bangs, President:

Frank is still working with the homeowners and Pima County on set-back restrictions on Campbell Avenue. He hopes that a solution will be found to accommodate the CP homeowners. After the set-back issue is finalized, the homeowners will work with Milo and the Architectural Committee.

The next Board meeting will be Tuesday, January 10, after the annual meeting at Catalina Foothills High School.

There being no further business, Barbara moved to adjourn at 6:40. The vote was unanimous.