

Catalina Pueblo Association  
Board of Directors Meeting: February 14, 2023  
2568 E. Cerrada Caballo

**Members Present:**

Barbara Eckel, Pat Weigand, Joey Barbee, Milo Meacham, Mike Wattis,  
Deborah Perry, Connie Church

Barbara called the meeting to order at 4:05 p.m.

Deb moved that the January 2023 minutes be approved as submitted. Joey seconded; the motion passed unanimously.

**Officer/Committee Reports:**

**Treasurer: Pat Weigand**

January financial reports were distributed prior to this meeting. There were no questions. The Statement of Cash Flow and Budget will be distributed to the community in the February newsletter.

Pat distributed a *Document Retention and Destruction Policy* received from CP accountant, Linae Holcombe. Pat, along with Barbara, Deb and Connie will review records at Caballo Pool and purge those that fit accounting protocol. Pat asked Board members to review all their files and preserve or destroy records, as outlined in the afore mentioned policy.

Updated bank authorizations are needed. Mike moved that Treasurer, Pat Weigand, President, Barbara Eckel, and Vice President, Deborah Perry be signatories for all accounts at Wells Fargo and Pima Federal Credit Union. Milo seconded the motion. The vote was unanimous. Paperwork will be completed and in-person meetings with bank officials will be arranged.

In the Reserve Fund, we currently have a \$25,000 – 24-month CD with a dividend rate of 2.96% (APY 3.00%). PFCU is currently offering a dividend rate of 3.928% (APY 4.00%) on all CDs (6, 12, 18, 24 month). Pat recommended we purchase, with Reserve Funds, a second \$25,000 or \$50,000 CD for 6 months. After discussion, it was unanimously decided to authorize Pat to purchase a \$50,000 – 6-month CD.

**Secretary: Connie Church**

February newsletter will be distributed on February 21. Deadline for article submission is February 18.

The 2023 Directory is being printed and will be distributed next week.

**Vice President: Deborah Perry**

Deb reported on the Catalina Foothills Association annual meeting she attended with Barb and Frank Bangs. Discussion followed on how best CPA can relate to and support CFA. Deb will contact CFA representatives in the hopes of finding out how many CPA homeowners are CFA dues paying members. Deb will report back at the March meeting.

**Architecture: Milo Meacham**

Working with the Landscape Committee on their current project of constructing a path that loops through Minera Common, Milo developed a drawing that shows the path over a topographic base. He suggests stormwater harvesting basins be incorporated into the overall Minera Common plan. The use of one or two basins, he believes, would reduce the “sheet flow” of water across the Commons site by directing the water into the shallow basins. Water will then be absorbed into the soil and provide free irrigation to surrounding plants. These basins can tie in with a larger water management study and plan.

A wall facing the East end of Minera Common and several townhome’s back yards is in serious disrepair. It appears that the paint film has failed and is flaking off. After discussion, it was decided that Milo would write to the homeowner’s representative requesting repair.

In regards to Catalina Pueblo becoming eligible for designation as a Neighborhood Historic District, several issues have arisen:

- Is Catalina Pueblo stylistically Spanish Colonial. Milo has invited an Architectural Historian, R. Brooks Jeffrey, to visit CP this week to give us his opinion.
- There may be files pertaining to Catalina Pueblo with the developer’s family. These files would be important for the research needed if we seek historic district designation. Milo will pursue.

**Landscaping: Joey Barbee**

This time of the year is Quadrant-time and all team members are involved in having a look and, often, a re-look at their assigned Quadrants. Jeannie Wager and Mary Porter are much appreciated as they organize and monitor the details of these assignments.

Jeannie reports that the review of the Blue Quadrant was completed in January with additional feedback coming to those homeowners, as needed, at the end of February. And she reports that the teams saw many beautiful desert landscapes and the team has great appreciation for the efforts of our neighbors as they keep Catalina Pueblo beautiful.

In addition to our Quadrant Inspection, Mark Sammons and Lee Strang continue their inspired work at the Minera Commons. This involves among other

improvements, according to the well-spoken words of Mark, *“Toward a goal of easy movement, we will be developing a simple path that will loop through Minera Common around the pool and connect to both the pool gates. The idea is that such a path will provide safe and convenient access to the pool, a clear route around thorny cacti and shrubs. By connecting one or both ends of the path to Calle Minera, the path will be available to all residents of the Pueblo”.*

In addition, the path will have a gentle look, blending with the desert as well as being fairly near to the pool and not intruding on the nearby patios. Never fear, the green tape that is so prominent now is only there as a marker so that Francisco and team will know our pathway intents. It will soon disappear.

A much-needed improvement, now in the planning stages, will be safety measures at the pool gates, smoothing out the exits for enhancing safe pedestrian footing.

The Board has received complaints about pesticide spraying that encroaches upon neighboring lots. With the approach of spring, weeds and spraying is a timely topic; so, Joey will arrange for an article in the February newsletter. It was agreed that adding over-spraying of pesticides in Rules 3.2 and 3.5 should be explored.

**Pools: Mike Wattis**

Barbara spoke to a homeowner who complained that another homeowner reserved all 8 slots while only using 1 or 2. This is permitted in the current COVID Pool Rules. Barbara suggested she speak to the swimmer and ask that he reserve only 6 spots so someone else could use that time slot if they wished.

**President: Barbara Eckel**

The Board received a complaint from a homeowner who was asked by the Landscape Committee to trim plants in the pathway behind his house. He stated he would not do this because his attorney counseled against clearing to encourage pathway use because of potential liability to the homeowner. Landscape Committee members will attempt to meet with him regarding his concerns.

The Tapas Party will be March 18. Hosts this year are Joey Barbee (2445 Posada), Ann and John Berkman (2575 Maria), and Lucinda and Bob Frenz (2461 Posada).

**Old Business:**

A Notice of Violation was sent to a homeowner on January 6, 2023, notifying her of the Board’s intention to revoke the ability to rent her property, citing numerous violations of Rule 10: Rental of Dwelling Units [CCRs 9.3]. The homeowner was given 30 days to provide information why the Board should not take this action. As of this date, February 14, the Board has received no communication from the homeowner. Pat moved to formally revoke rental

privilege. Mike seconded the motion. The motion passed unanimously. An email and certified letter will be sent as notification of this action.

Connie gave an update on Pre-2008 and Post-2008 Rental Properties. A letter asking for updated renter information will be emailed to 2 homeowners. All others are in compliance.

The ongoing landscaping violation should be resolved, according to the homeowner, by the end of February.

**New Business:**

The Board has received several complaints about what appears to be long-term parking of an unsightly covered vehicle. Barbara will write the homeowner asking for their intentions and possible remedies.

Pat and Connie will update the Board Job Descriptions. Stating how Board information is passed on to new Board members is one area of correction.

There was no further business. Deb moved to adjourn the meeting at 6:58. The vote was unanimous.

The next meeting will be at 4:00, Tuesday, March 14 at Connie's.