

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

Members Present:

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

Homeowners Present:

Joe Thompson

Barbara called the meeting to order at 4:00 p.m.

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

Joe Thompson explained his current plumbing problems caused by our 50-year-old pipes. He is currently working with Nu Flow to line the pipes going out of his home. He asked that the Board send out an email to the community outlining the problem and possible solutions. After much discussion, it was decided to publish an article in the March 21st newsletter discussing this on-going problem and citing several additional homeowners who have experienced similar problems that have been successfully remedied. It was further decided to attach the article published September 2022 that addressed this specific issue in detail.

Officer/Committee Reports:

Treasurer: Pat Weigand

February financial reports were distributed prior to this meeting. Pat reports that the budget is on track. There were no questions.

New CD: A new Certificate of Deposit was obtained at Pima Federal Credit Union in March 2023. As approved by the Board, the CD in the amount of \$50,000 has a term of 6 months at an APY of 4.00%. Funds were transferred from our Reserve Fund Account to gain higher interest. The 6-month term was selected so that funds will be available, should they be needed, for road repair or other major expenses that may arise.

2023 Dues Status:

1. \$80,475 paid: 108 households of 108 : 100% paid.
2. Three addresses (two owners) paid late fees.
3. The on-time return rate this year was much improved over last year. This is the result of early reminders by mail, email, and hand-delivery. Connie helped with emails and phone calls.
4. We also documented contact people and addresses from 3rd parties.

Issues have arisen with payment to our pool maintenance provider. Many of the payments sent to them have been returned. The reason turns out to be that when they were acquired, they failed to notify us of the new mailing address. This has now been rectified.

Bank signatories for Wells Fargo will be updated March 16th, with Barb and Deb added to the account; Connie and Frank will be removed.

Bank signatories for Pima Federal Credit Union will be updated soon, with Barb and Deb added to the account and Frank removed. The process to complete this change has been challenging.

Secretary: Connie Church

March newsletter will be distributed on March 21. Deadline for article submission is March 19.

We have received the signed certified mail receipt revoking rental privileges as approved at the February 2023 Board meeting.

Vice President: Deborah Perry

Deb spoke to the office of Catalina Foothills Assoc. They are unable to give us the number of CPA homeowners who voluntarily pay \$10 annual dues to CFA. They have CPA listed as 105 homes (instead of 108). It was decided that Deb would give them a CP directory to help them update their records. Deb will continue to explore with them the possibility and desirability of CP having an organization membership with CP paying dues.

Deb will represent CPA at a CFA Town Hall meeting with Supervisor Rex Scott on April 5, 2023.

Architecture: Milo Meacham

Milo walked the community with Architectural Historian, R. Brooks Jeffrey to gain his perspective of CPA gaining Historic District status. Mr. Jeffrey cautioned that the depth of scholarship and documentation required to complete the National Registry nomination document is extensive. He said basically we would be writing the narrative of significance for Don Maxon and his development/design/construction team which, to his knowledge, has never been done. It was agreed that, though a daunting task, the benefits, including a 40% property tax decrease, may make it a worthwhile project. There was agreement about forming a committee to undertake the task of further research.

The Landscape Committee and Architecture Committee have several joint members, who fortunately, have been involved with the Minera Commons

project. Milo suggested further design and development of a storm water detention basin be centered within that subcommittee and Mike Wattis as head of the Roads Resurfacing Committee. Joey and Mark Sammons will meet with Heather Lenkin, Landscape Architect and CP homeowner to get her suggestions.

Landscaping: Joey Barbee

This month has been a continuation of the Blue Quadrant reviews as begun in January. Thankfully, we continue to hear positive comments about the improving beauty of the landscape in our neighborhood.

In addition to the Quadrant work, the work on the Minera Commons path development has continued. We will be watching for more ways to add to the safety and beauty of the area. The green tape is gone, and most of the pathways are obvious and walkable.

A request for board approval for the planting of a Chilean mesquite and a Willow acacia in the front yard at 2641 E. Avenida de Posada was received from Sharon and Christopher Cunniff. The request was enthusiastically approved by the members of the Landscape Committee.

It was brought to our attention that there seem to be various opinions about the danger of mistletoe in our desert trees. Some folks say it kills trees; others say it does not. We will learn who the real experts are on this subject and determine what recommendations we make to our homeowners.

Pools and Roads: Mike Wattis

After extensive discussion about the advisability of continuing COVID restrictions for our pools, Mike moved to lift all restrictions at both Caballo and Minera. At Adelita, sign-ups would be relaxed: sign-ups only from 6:00 a.m. until 10:00 a.m. and a maximum of 4 sign-up slots (out of 8) for any one household. Every 3 months, the Board should revisit these pool rules and adjust accordingly. Barb seconded the motion which, passed unanimously.

Mike is hopeful that he will be able to get 1 or 2 more bids for resurfacing our interior roads. He continues to feel that we need to have information from 2 to 3 vendors before choosing the one best suited to doing the work. He is hopeful that this can be accomplished this year.

President: Barbara Eckel

The Tapas Party will be March 18. Hosts this year are Joey Barbee, Ann and John Berkman, and Lucinda and Bob Frenz. In accordance with a safety concern about advance public notice HOA events, private emails were sent last week and another one will be sent several days before the party with detailed information. Mike agreed to help move tables and chairs.

It was decided that the proposed Town Hall should be held this coming fall, when, hopefully, we will have more information on roads and other items of interest to the community.

Old Business:

The issue of long-term parking of an unsightly covered vehicle has been resolved.

Pat is working on Board Job Descriptions. Mike asked that Conflict of Interest be added.

New Business:

There was no further business. Deb moved to adjourn the meeting at 6:20. The vote was unanimous.

The next meeting will be at 4:00, Tuesday, April 11 at Connie's.