

Catalina Pueblo Association  
Board of Directors Meeting: April 11, 2023  
2568 E. Cerrada Caballo

**Members Present:**

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

**Members Excused:**

Milo Meacham

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

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

**Officer/Committee Reports:**

**Treasurer: Pat Weigand**

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

**Secretary: Connie Church**

April newsletter will be distributed on April 18th. Deadline for article submission is noon, April 15.

The advisability of continuing to deliver hard copy Welcome Books was discussed. In early 2021, Frank Bangs and Connie, in response for resale information from title companies, developed a complete digital package of information that conforms to provisions of ARS Section 33-1806. Since that time this packet has been sent to the purchaser and escrow company. The package includes a comprehensive association information statement, an acknowledgement to be signed and returned to CPA of the legally binding effect of CPA governing documents on purchaser, completed escrow questionnaire, approved annual budget, current monthly statement of income and expense, HSS information, CCRs, 1<sup>st</sup> Amendment, Bylaws, and Rules. It was also noted that extensive CPA information can be accessed on our CPA website.

It was decided that a large, expensive notebook was, unless requested by the new owner, redundant. A summary document will be developed by Barb and Connie. After the new document's approval by the Board, it will be personally delivered to the new owner along with a directory, *Landscape Plants for the Arizona Desert* booklet, pool pass and keys if necessary.

**Vice President: Deborah Perry**

A copy of the 2023 CPA directory was mailed to Catalina Foothills Association.

Deb and Frank Bangs will be attending a meeting with CFA representatives, County Supervisor Rex Scott, and his assistant Kate Hiller on April 19.

Deb and Frank plan to bring up for discussion at the meeting, the following:

1. Pima County traffic management plan for Avenida de Posada, suggest copying Scott/Hiller on CPA correspondence with Transportation Dept. staff as CP goes through the application/process of installing traffic calming devices
2. Maintenance of vegetation in the Posada median
3. Differential Tucson Water rates for foothills customer in the county
4. Historic status for CPA – ask for ideas and resources

Comments/suggestions from Board members for upcoming meeting:

1. Speeding on Posada – safety and health issue
2. Research types of speedbumps before meeting
3. Seek input from Pima County traffic department about current road plans and median management before meeting
4. Consider adding new signage along Posada: “wrong way” and speed limits

**Landscaping: Joey Barbee**

The Blue Quadrant is finishing up and scheduling the final review of any properties that have received a second notice. Jeannie Wager reports that at this point further issues will be only for those who might require more time or possibly a nudge.

A request for planting a Shoestring Acacia and Carolina Jessamine outside the patio all at 6215 N. Calle del Adelita was received and approved. Our research related to Mesquite trees and Mistletoe continues.

Just wanting you to know, normally our suggestions are accepted quite well by homeowners. One typical response recently was an out-of-town homeowner wondering if one of the team members could meet with Francisco to help him understand what was requested. Of course, there was a quick and positive response. Everyone was happy!

Occasionally, it seems that a homeowner looks upon our input as a nuisance and intrusion. Recently we received such a response with the suggestion that our dues be raised by \$20.00. Then one landscaper would be hired to maintain “the natural desert in a consistent way”. And that one landscaper could be directed by the Landscape Committee. We sent a response to this

homeowner with the 3.2. Landscaping Maintenance (CC&Rs 6.1.1.) ruling included. Our letter also included that his recommendation would be brought to the Board.

After Joey's report, the Board discussed the aforementioned response from the homeowner. Pat moved that the Board send a letter outlining its responsibility to enforce the governing documents of the Association which states that the homeowner is "responsible for the maintenance and repair of all improvements and landscaping on his or her Lot" as stated in the Legal Description of one's Warranty Deed. Barb seconded the motion, which passed unanimously.

**Pools and Roads: Mike Wattis**

Mike is scheduling maintenance, including draining and cleaning, for Adelita Spa. He feels it is necessary to do this annually instead of every 2 years.

**President: Barbara Eckel**

Barb has been in contact with the Cinco de Mayo committee, Jan Lerch and Joe Thompson. The pot luck event will be at Adelita Pool on May 5<sup>th</sup> at 6:00. In order to accommodate a homeowner's concern for safety in publicly announcing events, the party will be announced in the April newsletter but not posted online until after the event.

**Old Business:**

**Rules Revision:** Proposed revisions to Sections 2.2.4 (Tinted Concrete), 3.5 (Herbicide Overspray), and Rule 10 (Rentals) were distributed a week before this meeting to allow board members time to study and ask any questions prior to discussion.

**Rule 2.2.4:** Barb moved to table discussion and vote until more detailed information is received from the Architectural Committee. Pat seconded the motion, which passed unanimously.

**Rule 3.5:** Pat moved to approve all proposed changes submitted by the Rules Revision Committee. Deb seconded the motion, which passed unanimously.

**Rule 10:** Pat moved to approve all proposed changes submitted by the Rules Revision Committee with the exception of rewording one sentence in 10.1 as follows: Replace "Continued occupancy of the Dwelling Unit during the lease term is not considered a rental" with "Continued occupancy of the Dwelling Unit by the owner during the lease term is not considered a rental". Barb seconded the motion. The motion passed unanimously.

**Board Job Descriptions:** Pat will have the final revised version of Board Member Job Descriptions ready for an email vote before the end of the month. As requested by Mike, each description will include “conflict of interest” language. After approval, the revised job descriptions will be posted on the website.

**New Business:**

ARS 33-1804 Planned Community Act was distributed to board members in advance of this meeting to allow study time. After extensive discussion, it was decided that Barbara would include an invitation to homeowners to submit agenda items for consideration at board meetings and reissue an invitation to attend if they so wish.

**Executive session:** Upon approval of a motion, the Board went into executive session to discuss an enforcement matter regarding revocation of an owner’s ability to rent their property for failure to comply with requirements under Rule 10.

Following the conclusion of the executive session and resumption of the meeting, Barbara moved that the homeowner’s ability to rent be revoked. Deborah seconded the motion. The Board approved the motion unanimously.

**Pending Matters:** Continue to decrease our carbon footprint.

It was decided that efforts undertaken by CP committees and Board, including switching to LED lightbulbs and using variable speed pumps at the 3 pools, have gone a long way toward achieving this goal. While efforts will continue, this topic will no longer be listed under Pending Matters.

It was decided that the next meeting will be the second Tuesday in September 2023.

There was no further business. Deb moved to adjourn the meeting at 5:50. The vote was unanimous.