

Catalina Pueblo Association
Board of Directors Meeting: September 12, 2023
2568 E. Cerrada Caballo

Members Present:

Barbara Eckel, Pat Weigand, Joey Barbee, Milo Meacham, Deborah Perry, Connie Church, Mike Wattis (via telephone)

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

Pat moved to approve the April 2023 minutes as submitted. Joey seconded; the motion passed unanimously.

Officer/Committee Reports:

Treasurer: Pat Weigand

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

CD Renewal: Our \$50,000, 6-month (APY 4%) CD matured this month. A new 12-month CD was purchased at an APY of 5%. It will mature on 9/1/2024. Our 24-month, \$25,000 CD (APY 2.9%) will mature October 2024.

Secretary: Connie Church

Recaps of both Pre-2008 (grandfathered) and Post-2008 rental lists were distributed prior to the meeting. There are a total of 10 rentable properties. The one open slot will be announced in the upcoming newsletter.

There have been five properties sold in 2023. Currently, there are 4 properties that are either listed for sale, may be listed or are in negotiations for a private sale.

Newsletter will be published September 19th. Deadline for submission is 9/15.

Pools & Roads Committee: Mike Wattis

\$250 has been authorized for re-strapping metal chairs at Minera Pool. Additional monies will be allocated in the 2024 budget to re-strap remaining chairs.

Roads: Mike recontacted the vendor he met with last year. The revised estimate is \$85-\$90,000. The second vendor Mike asked to provide a bid roughly estimated \$100,000. Mike is hopeful both vendors will meet with him to provide details so both estimates can be broken down and evaluated. The goal is to finalize a vendor and timeframe this fall. Two damaged road areas will need extra work. It was agreed that the RFP include Blue Staking. Being mindful of the heat island effect the gravel used will be light gray.

Connie will work up a speed-limit sign and distribute to Board.

Architecture Committee: Milo Meacham

The damage to garage at 2732 E. Avenida de Pueblo has been satisfactorily repaired. No further action is needed.

2569 E. Avenida de Posada: The application form, drawings, building permit and correspondence regarding new construction at the above residence was distributed prior to meeting. After review, the Board agreed, with 2 members abstaining, to disapprove the construction work completed to date. The Board further concurred with the Committee to require the homeowner to correct the construction so that the house conforms to the original drawings submitted and approved by both Catalina Pueblo and Pima County. Further, all conditions originally imposed by the Committee for conditional approval must be met.

Landscape Committee: Joey Barbee

A Rhus Lancea at Minera common area was threatening a TEP power box. TEP was called and proceeded to trim several branches, leaving them on the ground. TEP asked that the tree be removed entirely citing safety concerns to their equipment and the potential of a power outage for an entire sector of the CP neighborhood. After discussion regarding the legitimacy of using CPA funds for both the clean-up of the felled branches and the removal of the remaining tree, it was unanimously decided the tree and its branches were a safety issue affecting the community as a whole and authorized the use of HOA funds. Joey moved to have Francisco remove the downed branches immediately and to get bids from both Francisco and another landscaper to remove the remaining tree. Both projects will be paid with HOA funds. Deb seconded the motion, which passed unanimously.

The Landscape Committee responded to a homeowner request to install a safer back entrance to Minera Pool. It was felt that this project did not fit within the purview of this particular committee. The project will be tabled until later this fall when a construction professional will be consulted.

For purposes of clarification and increased emphasis on fire safety, the Landscape Committee recommended the following minor changes to Rule 3.3 Drainage Easements. Pat moved to approve the changes as submitted. Deb seconded the motion, which passed unanimously.

3.3. Drainage and Utility/Pedestrian easements [CC&Rs 7.5 & 7.3]. There are several existing natural watercourses or washes that carry storm waters through Catalina Pueblo. Although these washes are for the most part located on individual Lots, they are subject to an easement for drainage purposes granted by the subdivision plats to Pima County. Existing native vegetation in the wash areas shall not be removed but should be periodically maintained so as not to obstruct the flow of storm waters. No rubbish or yard waste of any kind may be deposited in these areas. Each Owner is responsible for the maintenance of washes and Utility/Pedestrian easements located on his or her Lot. Leaf litter, dead trees, dead limbs, dead shrubs and dead undergrowth that constitutes a fire hazard should be removed periodically annually.

Members of the Landscape Committee met with homeowners bordering the path beside Caballo Pool and approved their efforts to improve that path.

Vice President: Deb Perry

See attached recap of meeting with County Supervisor Scott on 4/19/2023 and report of speed bumps research.

Old Business

See attached recap of summer 2023 Board actions

New Business

Insurance: Barbara has been researching alternative insurance coverage and agents.

Fall Social Event: It was decided to ask the community for their interest in holding an event at Adelita Pool this fall. Barbara will include this in her President's Message in the September newsletter. She will also ask for volunteers to chair and/or help with the event. Fall parties in the past have had varied formats; catered/pot luck, live dance music, and Halloween themed with costumes.

Pending Matters:

Nominations for 2024 Board positions

CPA Survey

Minera Pool back entrance

Final VP Notes before Summer Break

1) County Supervisor Scott Meeting 4/19/23

Frank Bangs and I attended on behalf of Cat Foothills Association. Approx. 40-50 people present representing various neighborhoods. Began with the org history, description, beliefs, and purposes:

- legacy to preserve partnership between community and government.
- maintain a comprehensive plan with zoning for the greater good.
- land is residential mixed with areas of services.
- steward to preserve natural desert plants and complementary architecture.

Supervisor Scott warned those present that he would be vigilant about attempts to make piecemeal changes to the comprehensive plan for this area- like the new Eddy hotel at Campbell and River where the land was annexed into the city then zoning was changed to allow a larger facility to be built.

Many questions for Scott. Robust participation. Scott was responsive to all. Scott warned about what he calls "land grabs" in our area. By this he meant sales of separate parcels of various sizes within the Foothills that might be targeted for higher density commercial or residential development.

2) Report on speed bumps in our neighborhood

When we had a discussion during our April Board meeting, comments were made about "Life Safety" issues on Posada and within our neighborhood streets from fast-moving noisy delivery trucks that don't slow down for our internal speed bumps. Is this an unsolvable issue? Possibly add signage at speed bumps about slowing down.

We discussed traffic on Posada. Many driver errors include going the wrong way, too fast, some cutting through. Solutions might include new signage to decrease driver confusion. The Pima County website revealed that only "speed humps" are allowed on our roads. (No "speed bumps" which slow traffic to 5 mph nor "speed tables" which create large raised flattened areas. From the website:

Speed Hump: Parabolic vertical traffic calming devices intended to slow speeds to 15-20 mph. They range in height from 3-4 inches, are 12-14 feet in length, and widths depend on road width. These are generally used on low speed, residential roads.

In addition, the website advises speed humps are only effective if multiple ones are installed on a street.

I am new to all this info that the rest of you might already know. I asked for a copy of Pima County's Neighborhood Traffic Management Program. Will follow up in the fall on this.

Deborah Perry, Vice President

CPA Board of Directors actions May – August 2023

Landscape Committee

- 6249 N. Calle Minera: A request from the homeowners for a variance to allow plant material other than desert, desert-adapted or drought tolerant in a specific garden area was reviewed and approved by the committee with the following caveats: the raised bed is not visible from the street or surrounding properties, the plantings are not allowed in other parts of the yard, and immediate neighbors are notified of the possibility of increased javelina activity. The Board approved this recommendation from the Committee.
- 2568 E. Cerrada Caballo: Committee approved removing 2 dead agaves and replacing with barrel cactus.
- Message sent to community addressing monsoon damage and clean-up.

Architectural Committee

- 2556 E. Avenida de Maria: Committee reviewed and approved application of roof mounted solar electric system.
- 6231 N. Campbell Avenue: Committee approved exterior modification application to install exterior awnings.

Pools Committee

- The Board again reviewed pool policies with regards to current CDC COVID guidelines, and on June 13, unanimously voted to lift all restrictions at all three pools. Sign-ups are no longer required.
- The Board unanimously agreed not to renew software used for pool sign-ups.
- The Board unanimously approved replacement of storm damaged gate at Minera Pool for \$650.
- The Pool Committee approved \$250 to restrap chairs at Minera. More chairs will be re-straped as budget allows.
- Adobe walls, as previously approved, were repaired and sealed.
- Hand rail covers were replaced at Caballo Pool.

President

- Board discussed and responded to a homeowner expressing concerns about CP roads and debris resulting from monsoons. The homeowner was officially contacted.
- Homeowner was requested to move tarped/covered car out of an absent neighbor's driveway. The car was owned by guest of homeowner. The homeowner complied.