

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

Members Present:

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

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

Deb moved to approve the October 2023 minutes as submitted. Pat seconded; the motion passed unanimously.

Officer/Committee Reports:

Treasurer: Pat Weigand

2023 Budget: October financial reports were distributed prior to this meeting. Pat reports that the budget is on track. The steps leading to the west gate at Caballo Pool have been deemed unsafe by both the landscape and pool committees. They will be removed and the gate will be permanently locked. The estimated cost of \$750 was authorized by unanimous consent. It was decided that oversight of the ramp construction at the back entrance to Minera Pool will be shifted from the Pool Committee to the Water Management Committee.

2024 Budget: Pat distributed a draft of the proposed 2024 budget. Several line items were discussed in detail. Deb moved to authorize contracts for 2024 & 2025 as follows: Francisco Enriquez Landscape Maintenance & Irrigation Service: \$850 monthly for routine landscaping of common areas, Virginia Rodriguez: \$245 monthly for housekeeping at the three pools; and our accountant, Linae Holcombe, at \$70 per hour. Pat seconded the motion. It passed unanimously. Hold Harmless agreements will be written and attached to Francisco and Virginia's contracts for signature.

The proposed 2024 budget will be finalized at the December board meeting.

Secretary: Connie Church

The newsletter will be published on November 21st. Deadline for submission is 11/17.

Rentals: No applications were received for the open rental slot. Per Rule 10.2 (5), the opening will be available again in 180 days. The homeowner of the rental at 2437 E. Avenida de Posada notified the board that her current tenant has renewed her lease for 1 year. The homeowner of the rental at 2631 E. Avenida de Maria notified the board that her current tenants did not renew their lease. New tenants began their 1-year lease on November 1.

Sales: Paperwork was received and CPA paperwork returned for a pending sale of the property at 2732 E. Avenida de Pueblo. The reported close of escrow is November 16.

Pools & Roads Committee: Mike Wattis

Roads: Mike will meet with John of APS to walk the interior streets and finalize the repaving schedule. Mike and Connie will prepare and distribute details to the community.
Note: The communication to homeowners will be attached to these minutes.

Pools: Two signs will be replaced.

Architecture Committee: Milo Meacham

Landscape/Architecture form revision: Milo and Joey will form an ad hoc committee to revise the application form.

No new applications have been received since the last meeting.

Landscape Committee: Joey Barbee

2578 E. Cerrada Caballo: This property has been vacant for several years. The owners indicated that they would “bring the property up to the standards of the community” and requested help to arrange for Francisco to inspect the property, send a description of the work needed and an estimate of the costs. Francisco, members of the Landscape Committee as well as board members inspected the property, put together a “scope of work” including photos and a map showing property lines, along with Francisco’s bid and emailed the packet to owners on November 1. It was unanimously decided that if the owners did not respond by the end of the month, another letter would be sent outlining an expected date for completion.

Landscape Requests approved since the October board meeting:

Three landscape requests were received since the last Board meeting. The Landscape Committee reviewed each request as it was received. Each request was presented to the Board via email with the Committee’s recommendation to approve. The Board voted, via email, to approve each of the following:

- 2631 E. Avenida de Posada
- 2588 E. Cerrada Caballo
- 2445 E. Avenida de Posada

RO Landscape is scheduled to remove the Minera Commons tree on November 16th. Work was authorized last month.

The committee is currently inspecting the Purple Quadrant. A special thank you to Jeannie Wager who is supervising; Mark Sammons who is working on several projects; and Mary Porter who puts details of each review in letter form to be sent to homeowners through the Board email.

Vice President: Deb Perry

Water Management Committee: Deborah and members of the committee will meet with water/runoff professionals to assess several identified areas of concern. The 2023 budget includes a \$2,000 Watershed expense line item. She anticipates the cost of a professional review will be \$500 which, as a Board Officer, she is allowed to authorize. If the estimate is greater than \$500, she will seek Board approval before proceeding. The committee’s focus will initially be the Minera Common Area and washes.

The committee will incorporate building the Minera back gate ramp with the overall water run-off and collection plan when it is finalized.

Old Business

Events: Page Chancellor has consented to host the 2023 Holiday Brunch in her home. Barb will check with our new insurance agent about liability coverage as alcohol will be served.

Annual Meeting: It was decided to hold the meeting at St. Philips in January. Board Member availability for the meeting was discussed. Barbara will coordinate available dates as well as any insurance riders needed. It was agreed that, unless scheduling does not permit, registration will begin at 5:00 and the meeting will begin at 6:00. It was also agreed that no alcohol will be served. Annual Meeting packets, including 2023 Board recaps, ballots (new Board members and proposed budget), and dues invoices must go out no later than 10 days before the meeting.

Insurance: Our new insurance requires CP to provide them signed Hold Harmless documents as well as workman's comp insurance coverage for companies we use as subcontractors.

Nominations Committee: Deborah Perry is chairing the 2024 Nominations Committee. The Committee member is Mark Sammons. Both Connie Church (Secretary) and Milo Meacham's (Architectural Chair) terms end this year. The Committee has contacted Page Chancellor who has agreed to run for a 3-year Board term (2024, 2025, 2026). The committee will contact other homeowners to fill the other vacant seat and will report back.

New Business

Campbell Avenue cell towers: Catalina Foothills Association has asked for help in standing against violations and, perhaps, illegal expansions to the Verizon cell tower at North Campbell Avenue and Juan Paisano. Deb will contact CFA and represent CPA in this endeavor.

Pending Matters:

- CPA Survey
- Policy and Procedures for Board Members
- Procedure for Board action relating to recommendations from Architecture and Landscape Committees

There being no further business for the regular Board meeting, Deb moved to adjourn and go into Executive Session as permitted by law, A.R.S. Sec. 33-1804 (c).

Pat moved, seconded by Deb, to close the Executive Session at 8:00. The vote was unanimous.