

Catalina Pueblo Association
Board of Directors Meeting: October 10, 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 4:05 p.m.

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

Officer/Committee Reports:

Treasurer: Pat Weigand

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

Raising the annual dues was discussed at length. The last time dues were increased was 2015 and between the need to rebuild the Reserve Fund following the imminent road repaving project and inflation impacting nearly every expense line item, it was agreed a raise at this time was the prudent thing to propose to the community. Joey moved to propose raising the dues for 2024 and asking for community feedback on either an annual raise of \$250 for operating capital or an annual raise of \$500 of which half would be used for annual operating capital and the other half going directly into the Reserve Fund. Deb seconded the motion. The vote was unanimous.

Pat requested all board members review the 2023 budget and expenses and, forward to her by November 6, their proposed 2024 budget figures. The 2024 proposed budget will be discussed at the November board meeting.

Secretary: Connie Church

The open rental slot was announced in the September newsletter and will also be announced in the October newsletter. Deadline for applications is October 20. If no applications are received, per Rule 10.2 (5), the opening will again be announced in 180 days.

Newsletter will be published October 17th. Deadline for submission is 10/13.

Pools & Roads Committee: Mike Wattis

Roads: Details of the two bids received from APS and Sunrise Asphalt were reviewed. After doing considerable due diligence, Mike recommended awarding APS the contract. Mike contacted three references and all were very positive. Arizona Registrar of Contractors shows no outstanding claims and a clear history. APS will provide proof of general liability and workman's comp insurance once the contract is signed. APS is

prepared to start construction as early as November 1. Their first step will be to sweep and clean off all roads and identify any problem areas. They will prefill all low areas and erosion areas before new chip seal is installed. After all the prep work is complete, they will lay down chip seal pavement on all interior roads. Once chip seal is rolled, residents may drive on the roads. When the job is complete, they will clean and pick up the complete jobsite. APS will work with any homeowner who wishes to have their driveway chip sealed.

The base price is \$86,000 with an estimated maximum of \$15,000 for any unforeseen but necessary repair work that is identified after the initial sweeping. The second company's bid was over twice this amount.

Pat moved to contract APS for the roads resurfacing project. Deb seconded the motion. The motion passed unanimously. It was agreed to communicate with residents via email as details of sections of road impacted and dates are finalized.

Pools: Mike will work with Francisco to design and build a back entrance ramp at Minera Pool.

Architecture Committee: Milo Meacham

2569 E. Avenida de Posada: The homeowner and the contractor made changes to the construction which are acceptable to the Architecture Committee. The Committee recommends removing the "non-compliant" status. The Board voted to accept the Committee's recommendation and asked the Committee Chair to write a letter to the Owner stating this case does not represent a precedent for other applicants. Owners are required to provide evidence of a building permit with the county's stamped-approved drawing before proceeding with construction.

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

Landscape Committee: Joey Barbee

6211 N. Calle Minera: The homeowners are requesting permission to build a small area in the front of their property covered with landscaping rock. They provided a sample of the proposed rock to the committee. The Landscape Committee recommends approval. Pat moved to approve this request as submitted. Deb seconded the motion. The motion passed unanimously.

6315 N. Calle del Caballo: Members of the Landscape Committee have been meeting with the homeowners for the last several weeks on this complex application. The committee itemized each element and furnished individual recommendations for each request.

1. Request to replace concrete front paths with flagstone: The sample of flagstone was reviewed and approved by the committee. Pat moved to approve the request and recognize a slight divergence from the Rules was not precedent setting, Deb seconded motion, the vote was unanimous.

2. Request to cover ground below a front window with artificial grass: Rule 2.4.1 does not permit this. Pat moved to deny this request. Deb seconded. The vote was unanimous.
3. Request to remove small and overgrown plantings and volunteer plants beneath front trees: Pat moved to approve this request. Deb seconded. The vote was unanimous.
4. Request to remove four Palo Verde trees in front of house: Citing Rule 2.1.1 (4) and the developer's stated desire to preserve specimen trees, Pat moved to deny this request. Deb seconded. The vote was unanimous.
5. The committee recommends allowing removal of minor dead branches and mistletoe clumps in the Palo Verde trees in front of house. Pat moved to approve if performed by a certified arborist. Deb seconded. The vote was unanimous.
6. Request to remove large Palo Verde limb which is being supported by a post: Pat moved to approve if performed by a certified arborist. Deb seconded. The vote was unanimous.
7. Request to plant a Southern Live Oak if removal of Palo Verde trees is approved. Removal of Palo Verde trees was denied; however, the committee recommends denying permission to plant a Southern Live Oak anywhere else on the property. Pat moved to deny permission to plant this species of tree. Deb seconded. The vote was unanimous.
8. Request to install low-voltage lighting was tabled pending more clarity of request.

The Landscape Committee recommends requesting homeowner to resubmit a new landscape proposal within the parameters listed above. The letter from the Board to the homeowner advising of the Board actions on their request will include a resubmission request to include lights, specific plants and how landscape rocks/boulders will be removed/replaced.

Vice President: Deb Perry

Deborah suggested putting a Water Shed Management Committee together with Landscape and Architecture chairs. She will report at next meeting.

Old Business

Insurance: Comprehensive insurance coverage comparison between Firebird Insurance and State Farm was sent out in advance of the meeting. The comparison will also be attached to these minutes. Pat moved to change HOA insurance coverage from State Farm to Firebird and opt for the \$5m liability policy limit. Workman's Comp coverage will be tabled until more research is done. Joey seconded the motion. The motion passed unanimously.

Events: We are still looking for a homeowner to host the holiday party. An announcement will run in the October newsletter. Barb suggested holding the Annual Meeting at St. Philips in the Hills church. She will report back when more information is received.

New Business

Caballo Pool gate: A request has been received by the homeowner to alter the gate from their back patio into the pool. This request is tabled until legal advice can be obtained. Barb will contact Carolyn Goldschmidt.

Pending Matters:

Nominations for 2024 Board positions

CPA Survey

Joey moved to adjourn the meeting at 6:45.