

2023 Catalina Pueblo Association Annual Meeting recapping 2022

The annual meeting of the Catalina Pueblo Association was held, Tuesday, January 10, 2023 at the Catalina Foothills High School, Seminar Room House 1, 4300 East Sunrise Drive. The doors opened at 5:30 and Vice President, Barbara Eckel, called the meeting to order at 6:15. President, Frank Bangs, was unable to attend after testing positive for COVID.

After announcing a quorum with 48 properties being represented, Barbara announced that, by majority vote, Deborah Perry was elected to the board of directors for a 3-year term of office and Connie Church was elected for a 1-year term of office. Barbara also announced the 2023 proposed budget was approved by majority vote.

Board recaps for 2022 were not read as they were distributed to the membership in December. Questions from homeowners were requested.

Pat Weigand, Treasurer:

Final 2022 year-end financials were distributed at check-in before the meeting.

Dan Farrell noted that there is enough money to pay for resurfacing internal roads already in CP's Reserve bank account and questioned the need to continue to build this fund. Mike Wattis (Pools Committee Chairman and Chair of Roads Committee), and Pat Weigand discussed their ongoing analysis of the 2014 Reserve Study and listed line-item repairs/replacements accomplished since 2014. They also discussed future needs and the desirability and long-standing community support for having money in place instead of resorting to emergency assessments.

Gene Gieseler expressed concern for managing water run-off not only in washes but also on our streets. Gene also asked why the roads have not been swept. Mike Wattis assured him that run-off was part of the overall consideration in the road repaving project, and sweeping would be done as the project's first step. Gene expressed his continued disapproval of annual proposed budgets that do not include budgeting the entire \$250 additional dollars per household resulting from the 2015 dues increase from \$500 to \$750. It was noted that prior to the increase, there was not widespread community support for this suggestion and the Board did not implement it as policy.

Jake Hurwitz asked for clarification on the roads project including regrading and material analysis. Mike explained details of the project, his continued effort to secure a second bid, his hope that the project would be started in the coming year, and his promise to keep the community informed. Jake explained his understanding of how CP Reserve Funds versus Operating Capital Funds worked. Pat agreed with his detailed and accurate analysis that Reserve Funds are used for planned Capital Expenditures or emergencies, and monies in the working capital bank account (in our case, Wells Fargo) pays annual expenses. At the end of each year, all monies not used to pay annual expenditures, are transferred to the Reserve Fund, regardless of "Reserve Transfer" approved in the proposed annual budget. In 2022, the budgeted "Reserve Transfer" was \$300, however, the actual amount that will be transferred this month (Net Cash

Flow) is \$20,431.05. Pat noted that the amount actually transferred to the Reserve Fund each year has exceeded the budgeted “Reserve Transfer” line item.

Doug Airulla, CP Treasurer (2015, 2016, 2017), expressed his opinion that the 2014 Reserve Study used “worst case scenario” numbers for repairs and replacements. He wondered how much money we actually need in the Reserve Fund. He raised the possibility of closing two pools rather than fixing them.

Barbara Eckel asked for a show of hands to gauge support for continuing to build Reserve Funds and possibly raising dues. An overwhelming majority of attendees showed support for both.

Barbara Eckel, Vice President

Barbara explained that the Board has continued to keep close track of the COVID situation in Pima County. The Board reluctantly decided to cancel the January Holiday/New Year’s gathering. Unless COVID makes it impractical, a Tapas Tour will be held in March, Cinco de Mayo in May, and a pool party in the fall. A “town hall” gathering is being planned for this spring where Homeowners and the Board can exchange information and ideas.

Barbara asked residents interested in community social events to contact her.

Mike Wattis, Pool Committee Chair

There were no further questions.

Joey Tanner Barbee, Landscaping Chair

Renn Hershey asked about set-backs in the Minera Common Area. Joey explained that this is a complicated issue and that Frank Bangs has spent a great deal of time researching Pima County records and aerial maps trying to define property lines within Catalina Pueblo. The most confusing area is the Minera Common Area. The area immediately outside Renn’s specific backwall is Minera Common Area and the responsibility of the HOA. The HOA is also working on the back entrance to Minera Pool.

Milo Meacham, Architectural Committee Chair

There were no questions.

Connie Church, Secretary

There were no questions.

The project of rebuilding the Catalina Pueblo map (used in the directory and by the Landscape and Architectural Committees) was started after the Board recaps were distributed so Connie took this opportunity to acknowledge and thank Bob Garrett for undertaking this task.

Frank Bangs, President

As circumstances beyond my control prevent an in-person delivery, Barb has kindly agreed to be my mouthpiece:

It’s been my privilege and pleasure to serve the past six years as a member of our Association’s Board of Directors. While I will continue to volunteer as a member of the Rules Committee, the

committee of Posada-adjacent owners seeking a Pima County traffic control plan for that street, and future efforts to enhance the three watercourses crossing Catalina Pueblo—I look forward to spending more time on personal pursuits.

We frequently refer to the Catalina Pueblo “community.” My time on the Board has reinforced my belief that we are entitled to think of ourselves in that way. Almost all the tasks that make the quality of our lives in the Pueblo so enviable are performed by volunteers! And the costs of services we pay for are kept remarkably low.

As a departing Board member, my hat’s off to you: my fellow Board members, those of you who serve on our committees, everyone who sent in their ballots before this meeting, and have or will timely pay their assessments for 2023, the contributors to our amazing newsletter, every owner who invests in the upkeep and appearance of their properties—thank you! You truly make the place we live a community.

Question/Answer Period from Homeowners:

There were no further questions.

The meeting was adjourned at 7:02.