

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

Members Present:

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

Homeowners Present:

Jake Hurwitz

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

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

Jake Hurwitz presented his idea to form an ad-hoc Finance Committee to assist the Board in creating and maintaining a budget, give input for a new Reserve Study, and help decide if funds from the Reserve Account or General Operating Budget should be used for specific expenditures; as well as any other issue the Treasurer or Board requests. Using The Carlyle Association's guidelines, he suggests a 5 to 8-member committee that would meet at least 4 times per year or more often as needed. After discussion, it was decided that the 2024 Board should make the ultimate decision on the advisability of forming such a committee. This topic was deferred to 2024.

Officer/Committee Reports:

Treasurer: Pat Weigand

2023 Budget: November financial reports were distributed before this meeting. Pat reports that the budget is on track.

2024 Budget: Pat distributed a second draft of the proposed 2024 budget. Several line items were discussed. Pat moved to accept the proposed 2024 budget as amended including an increase in dues of \$250 per household per year (\$1,000 annual dues per household). Deb seconded the motion. The motion passed unanimously.

Secretary: Connie Church

Newsletter: The December newsletter will be published on December 19. The deadline for submission is 12/16.

Annual Meeting: The Annual meeting packet will be emailed/mailed/delivered on December 22, 2023. The packet will include 2023 Annual Meeting minutes for a vote at the meeting, Board member reports recapping 2023, a 2024 ballot including supporting documents of the proposed 2024 budget, proposed new Board member's photos & bios, and the 2024 invoice. A cover letter announcing the meeting details and the meeting agenda is also included.

Pools & Roads Committee: Mike Wattis

Roads: The interior roads repaving project has been completed with minimal disruption to CPA residents' daily routines. Mike secured signatures on a Hold Harmless agreement and has a copy of APS liability insurance. Only \$5,000 was needed of the \$15,000 budgeted to address tree root protrusions, water-flow issues, and any unanticipated problems discovered during roadwork. Unbeknownst to CPA, Pima County began sewer

work within days of paving completion. Mike will monitor the County project and their patching. APS will be called back to correct anything if needed.

Speedbumps and speed limit signs: After a lengthy discussion about the need to 1) remove, 2) add, 3) paint and/or 4) raise speedbumps, it was decided that these issues will be deferred until the February meeting. Two of the four 15 mph speed limit signs have been installed, one each on Caballo and Adelita. The third will be installed on the south side of Minera common area and we are still trying to get permission to place the last one on Pueblo near Campbell.

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.

Two window replacement requests were received and approved. (2576 E. Avenida de Maria and 2765 E. Avenida de Posada)

Landscape Committee: Joey Barbee

2578 E. Cerrada Caballo: Neither the Landscape Committee nor the Board have had a response to the letter, photos, and Francisco's estimate sent November 1, 2023, nor the letter sent November 25 giving a time extension for completion to December 31, 2023. If we have heard nothing shortly before the deadline, Connie will call and give a friendly reminder and again volunteer to help. After that time, the issue of non-compliance will be turned over to the Board for potential enforcement action.

6315 N. Calle del Caballo: The Landscape Committee has received a second request to remove the Palo Verde trees in front of the home and replace them with either fully grown Mediterranean mastic tree(s) or mesquite tree(s). The Committee and Board have spent considerable time on the various landscape requests involving this property. As a review:

- 9/15/2023 – The homeowner requested permission for various projects including removal of Palo Verdes and replacing trees with a southern live oak. The Committee advised the Board to deny permission to remove Palo Verde trees based on the original Maxon Brothers intent to preserve as much native flora as possible in CPA.
- 10/12/2023 – The Board approves most of the project, requests specifications for other parts, and denies permission to remove Palo Verde trees. The Board also advises the homeowner to procure the services of a professional arborist to perform any requested and approved trimming.
- 11/21/2023 – The homeowner submits another request to remove the Palo Verde on the advice of a professional arborist. The request includes substituting the denied live oak with either mastic trees or mesquite trees. The homeowner further states “I would be planting (costly) fully grown trees as replacement.”
- 11/28/2023 – On recommendation of the Landscape Committee, the Board grants permission to proceed with the smaller projects, but denies the request to remove Palo Verde trees. The Board requests the Committee to again review the new proposal for consideration at the December Board meeting.
- Prior to the Board meeting on December 12 – Members of the Landscape Committee again visited the site and met with the homeowner. The Committee

consensus was to allow the removal and replacement with either “fully grown” mastic or mesquite trees as mentioned above.

After discussion and review of the timeline, Pat moved to approve the removal of the Palo Verde trees and approve replacement planting as detailed above. Deb seconded the motion. The motion passed unanimously.

The Purple Quadrant has been reviewed and, with the exception of 2578 E. Cerrada Caballo, is in very good shape.

The request for solar lighting at 6215 N. Calle de Adelita was reviewed and approved.

Vice President: Deb Perry

Water Management Committee: Deborah and members of the committee, Frank Bangs, Giuseppe & Annamaria Biagini, JoAnn Marcus, Mark Sammons, and Milo Meacham, will begin addressing stormwater flooding on interior streets, driveways, and washes; as well as general water conservation, wash improvement, and rainwater harvesting in CPA Common Areas. The Committee will consult Water Management Group on an as-needed basis.

Nominations Committee: Dan Neff and Page Chancellor have agreed to serve in the two vacant Board slots if elected.

Catalina Foothills Assoc: Deb has written a letter in support of CFA’s stance against the cell towers erected on Campbell Ave. She will represent CPA at CFA’s Annual Meeting on January 25.

Old Business

Annual Meeting: The Annual Meeting will be held at St. Philips in the Hills Episcopal Church, 4440 N. Campbell Avenue in the East Murphy Gallery. Registration will begin at 5:15 and the meeting will begin at 6:00. Board Members involved with set-up and registration will arrive at 4:45.

New Business

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, Barbara moved to adjourn and go into Executive Session as permitted by law, A.R.S. Sec. 33-1804 (c) for discussion of legal matters. Pat seconded the motion, which passed unanimously.

Barb moved, seconded by Deb, to close the Executive Session at 7:45. The vote was unanimous.