

2024 Catalina Pueblo Association Annual Meeting

The annual meeting of the Catalina Pueblo Association was held, on Thursday, January 11, 2024, at St. Philips Episcopal Church, 4440 N. Campbell Ave. in the Murphey Gallery East. The doors opened at 5:15 for registration and refreshments. President, Barbara Eckel, called the meeting to order at 6:00.

After announcing a quorum with 65 properties being represented, Barbara announced that, by majority vote, Page Chancellor and Dan Neff were elected to the board of directors for a 3-year term each. The proposed budget passed by a majority vote. Voting on the budget was as follows: 65 ballots received, 8 NO votes, 57 YES votes. (Note: The day after the annual meeting, 15 more votes were received: 14 approved the proposed budget and 1 voted no, bringing the total to 72 votes to approve the budget and 9 no votes.)

Warren Edminster moved to approve the 2023 annual meeting minutes as submitted in the annual meeting packet. Marianne Van Zyll seconded the motion. A majority vote approved the minutes.

Board recaps for 2023 were not read as they were distributed to the membership in December 2023. Questions from homeowners were requested. Dan Farrell requested that board members give a verbal summary of their recaps.

Deborah Perry, Vice President:

Deb summarized her position as liaison to the Catalina Foothills Association. She will be attending their annual meeting on January 25, 2024. She urged Catalina Pueblo homeowners to support CFA by contributing the requested \$15 annual dues. Dan Peters asked about the health of CFA and Deb acknowledged the organization's past struggles but reassured everyone that the organization has been able to expand and rejuvenate its board and is a strong, functioning organization.

Dan Farrell asked about a 500-unit complex being built by the Pima Wash. Deb had no first-hand knowledge but will seek information at the CFA annual meeting and report back.

Joey Barbee, Landscape Chair:

Joey recapped both the Purple Quadrant review, held in the fall of 2023, and the imminent review of the Yellow Quadrant. Gene Gieseler asked for clarification between the budgeted line items of "Contracted Monthly Landscaping" and "Landscaping Maintenance, Project & Design". Joey explained that all CP common areas are maintained monthly as outlined in CP's contract with Francisco Enriquez Landscaping. The latter category is for special projects, both to beautify common areas or to repair, remove, or replace plants and landscaping structures. She cited the Minera Commons tree that TEP deemed dangerous to its equipment a few months ago and requested its immediate removal. A current project is the closing of the third gate at Caballo Pool because of the degradation of the outside steps. The steps will be removed and that area will be planted.

Mike Wattis, Pools and Roads Chair:

Pools: Dan Peters asked about the status of Minera's heat pump and Caballo's solar panels. Mike said that both heating units had, unfortunately, reached the threshold of useful life. He is hesitant to replace either because neither type of heating unit is capable of heating their respective pool year-round as the gas heater at Adelita does. Gas is not a viable option for either Minera or Caballo. The Board feels the cost of replacing either the solar or heat pump, knowing that they are needed only for a short period in the spring and fall, is not cost-effective. However, if the community requests, the Board will revisit the issue.

Roads: The repaving project went smoothly, even after Pima County started sewer work immediately following completion. The County adequately patched the holes made in the streets. Mike and the road contractor, APS, will inspect all CPA interior roads this summer. After that inspection, any additional work deemed necessary will be done. Speed bumps/humps were discussed. A decision on type, height, and number

is still under advisement. The Board has placed two 15-mph speed signs at the Caballo and Adelita entrances. Two more are going to be installed at Pueblo and Minera entrances.

Dan Bares asked when the roads were last repaved and how much it cost. This information will be researched and disseminated.

Milo Meacham, Architecture Chairman

There were no questions. Milo is stepping down after three years of service on the Board. Barbara thanked him and expressed her pleasure at working with him.

Connie Church, Secretary

There were no questions. Connie will continue as Communications Chair, producing the newsletter and directory as well as being website administrator.

Pat Weigand, Treasurer

A copy of the 2023 year-end financials was available at the registration table. Pat reviewed budget line items that have increased in the 9 years since the dues were last increased. Categories with the largest increases are:

- 54% increase in pool maintenance, replacement, repair
- 43% increase in landscaping maintenance, project, and design
- 31% increase in insurance
- 29% increase in pool chemicals

The entire list is contained in the Treasurer's year-end recap.

The interior roads resurfacing project was funded by a withdrawal of \$90,994.00 from the Reserve Fund. Pat also noted that interest gained on the Reserve Fund CDs is 5%.

Pat announced that a professional review of the 2014 Reserve Study would be done this year. Although Reserve Study companies tend to report anticipated expenditures on the high side, the study provides a valuable budgeting roadmap by listing HOA assets, and their estimated useful life spans. Through careful management, Mike has, for the most part, been able to replace or repair pool equipment using monies allotted in his annual operating budget even though the equipment was listed on the 2014 Reserve Study as capital assets.

Gene Gieseler asked that an attorney review the letter he wrote to the Board regarding financial procedures and that the legal response be provided to him.

Chris Cunniff asked how many dues-paying properties were contained in CPA (answer: 108).

Terry Temple asked how long the new road surface is expected to last. Mike Wattis reported that the roadbed surface was in good shape which should extend the life of the roads. Mike believes the roads should not have to be resurfaced for 10 to 15 years. The Water Management Committee plans to address drainage and water run-off, which should help protect the roads. Terry Temple commented on Plaza Colonial's construction negatively impacting CPA's natural drainage. Deb Perry hopes the Water Management Committee can find a way to help in that regard.

Barbara Eckel, President

Barbara thanked everyone for attending the meeting, sending absentee ballots, asking questions, and giving the Board opinions on multiple topics throughout the year. Barbara stressed the fact that the Board shares homeowner comments and discusses each one.

Barbara looks forward to getting the updated Reserve Study as it will help guide the Board to prioritize future infrastructure needs. The vote to approve the proposed budget showing an increase in dues to \$1,000 will help meet annual operating needs as well as build up the Reserve Fund. Barbara said that the Board will use the information generated from the updated Reserve Study to determine if an additional dues increase is needed for 2025.

In support of having a healthy Reserve Fund, Milo Meacham stated that in his position as Facility Director for St. Philips, he studied research that proved for every \$1 spent to maintain infrastructure, the same maintenance, if deferred, costs \$4.

Gene Gieseler asked what the financial review process was. Article IV, Section 7 of CPA Bylaws in part states: *Directors shall provide for either an audit, review or compilation of the annual financial report of the Association, as determined from time to time by the Board.* Connie Church pointed out that every monthly newsletter includes the previous month's financial statements as well as a brief Treasurer's report.

Dan Farrell asked what the nomination process was. Deborah Perry, who chaired the 2023 Nomination Committee, explained that the committee looks for homeowners who have the skills, experience, or interest in whichever board positions need to be filled. The committee welcomes suggestions. Connie reminded everyone that two extensive surveys were distributed to the community in the last two years. Each survey asked for volunteers who would be willing to serve on committees, help with social events, and specifically for anyone who would be willing to serve on the Board. Although several people volunteered for committee and events service, not a single person volunteered to serve on the Board.

Barbara asked if there were any more questions, unfinished business or any new business. There was none.

Page Chancellor moved to adjourn the meeting. Frank Bangs seconded the motion. The motion passed unanimously and the meeting adjourned at 7:00.