

Catalina Pueblo Association  
Board of Directors Meeting  
March 12, 2024

Members Present: Barbara Eckel, Pat Weigand, Joey Barbee, Deborah Perry, Dan Neff, Page Chancellor. Not Present/Excused: Mike Wattis

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

Barbee moved and Perry seconded a Motion to approve the February minutes as submitted. Motion passed unanimously.

Treasurer Report (Weigand):

- Reviewed the February financials.
- All homeowner dues are paid.

Secretary Report (Chancellor):

- Newsletter – will now be sent at the first of the month. Deadline to get materials to Church on the 25<sup>th</sup>
- Rentals – three openings, advertised in the March newsletter. Will put in the April newsletter as well.

Pools & Roads (Wattis):

- Wattis and Neff met about the Minera back gate. Francisco, Neff and Wattis will meet to decide on specifications.
- Neff and Wattis will gather further input on speed bumps and then make a recommendation to the Board.
- Caballo Pool seems to have a leak.
- Adelita Pool has a hose bibb leak. Plumber to look at the leak and the sewer line.
- Wattis to continue to look into the Caballo and Adelita pool light poles.

Architecture (Neff):

- 6236 N. Calle de Adelita request completed as approved.
- The Spring 2024 review of the yellow quadrant has been completed. The individual review comments will be issued soon.
- Neff will refresh homeowners on the rules in the next newsletter.

Landscape (Barbee):

- Current landscape issues/proposals/requests:
  - 2545 East Avenida de Maria request approved. Previously handled by an email vote.
  - 2761 E. Avenida de Pueblo request approved. Motion made by Weigand, Barbee seconded. Passed unanimously.

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- Path on westside of Adelita Pool backing up to 6261/6301 Calle de Adelita and 2588 Cerrada Caballo to be initially cleaned by Francisco (up to \$500) and then later maintained by the homeowners.
- Chancellor to follow up with Plaza Colonial on our request.

### Vice President Report (Perry):

- Water Management Committee.
  - Minera Commons Project – further meeting with WMG, Francisco, Perry soon. Weigand moved to approve the \$1800 expense for WMG. Barbee seconded. Motion approved unanimously. Project to be completed in April.

### President Report (Eckel):

- Tapas Tour highly successful. Approximately 80 people attended.
- Cinco de Mayo - date TBD
- Properties for sale - 4
- Reserve Study – Received proposal from Association Reserves. Chancellor moved to proceed with the proposal, Perry seconded. Motion passed unanimously.

### Old Business:

- Conflict of Interest Policy – all BOD will sign at April meeting.
- Non-Disclosure of Confidential Information - all BOD will sign at April meeting.
- Board Term Limits

### New Business:

- By-laws will be edited to remove proxy votes by next Annual Meeting for a vote at the Annual Meeting.

Weigand moved and Barbee seconded to close the meeting and move into Executive Session at 5:54 p.m.

Page Chancellor

CPA Secretary