

Catalina Pueblo Association
Board of Directors Meeting
April 9, 2024

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

Eckel called the meeting to order at 4:12 p.m.

Perry moved and Weigand seconded a Motion to approve the March minutes as submitted. Motion passed unanimously.

Treasurer Report (Weigand):

- Reviewed the March financials.
- Francisco bill came in for the water management project. Chancellor moved to accept Francisco's estimate, Barbee seconded. Passed unanimously. Expense will be posted to the Water Management Project.

Secretary Report (Chancellor):

- Newsletter – deadline to get materials to Church on the 25th
- Rentals – Flores and Meacham. Chancellor will tell them they are approved.

Pools & Roads (Wattis):

- Wattis asked Barbee to reach out to Brescia regarding the Caballo lighting. Barbee prefers to move the lamp post outside of the gate closer to the street. The remaining lighting at Adelita/Caballo is working.
- Still need to meet with Francisco regarding Minera back gate.
- 2771 E. Avenida de Pueblo mailbox is still an open item that Wattis will still address.
- Adelita spa pump casket replacement scheduled for April 2nd.
- Need to remind residents that no dogs in the pool areas.
- Chancellor to draft an email to 6315 N. Calle del Caballo regarding the private steps entering into the Caballo pool.

Architecture (Neff):

- Yellow quadrant architecture review letters have been sent to homeowners
- 2732 E. Avenida de Pueblo requested to paint her front door. Barbee moved to deny the request. Perry seconded the motion. Motion carried.
- 2641 E. Avenida de Posada requested moving the lights and a carport conversion. The Committee recommended approval of both. Chancellor moved to approve the request, Barbee seconded. Motion carried unanimously.
- Wattis and Neff are going to meet with Francisco to discuss the work at the back gate of the Minera Pool.
- Speed bumps: information to be gathered from homeowners to form a plan to address the concerns.

Landscape (Barbee):

- Maintaining Common Areas has been more of focus recently.
- Sammons and Strang reviewed the three pool areas, both inside and outside, to determine what renewal and trimming might be needed. New plants have been planted in a number of vacant spots at Adelita both inside and outside the front wall along with a bit of rearranging.
- Steffenson has been working on signage at the Pueblo entrance – thank you!
- Discussion regarding printing of the newsletter – decided to table the discussion and obtain more information from Church.
- Discussion regarding having a speaker for the Annual Meeting.
- 2621 E. Avenida De Posada – request to remove a palo verde tree was previously unanimously approved.
- 2565 E. Avenida de Posada – request to remove the Bauhinia Purpurea and replace it with a variety of native species: sahuaro, golden barrel and possibly a yucca. The Committee recommends the same, Motion made by Weigand, seconded by Perry. Carried unanimously.
- 2641 E Avenida de Maria - request to enhance the front planter area of the property. The Committee recommends the same, Motion made by Weigand, seconded by Perry. Carried unanimously.
- 6322 N. Calle del Caballo – request to change some landscape. The Committee recommends the same, Motion made by Weigand, seconded by Perry. Carried unanimously.
- Plaza Colonial landscape issues – need to further inspect the Plaza Colonial property to see if they have complied with our request.
- 2437 Avenida de Posada – Chancellor to review the rental agreement. Landscape will do a new letter to homeowner outlining all issues.

Vice President Report (Perry):

- Water Management Committee.
 - Francisco provided an estimate on rock work.
 - Work project planning with Alcorn of WMG to complete planting and make swale enhancements, create basin, divert water, and expand the width of the swale. Workday set for April 8.
 - Plants for Minera Commons have been recommended by Alcorn and are now approved by Barbee and Sammons. Most of the work is completed. Planting will be delayed until November, 2024.
 - Members attended the recent Tohono Chul class – “Passive Water Harvesting Design and Assessment.”

President Report (Eckel):

- Cinco de Mayo party May 5 at Adelita Pool. Emily handling all arrangements with Joe & Jan
- Nominating Committee headed by Perry. Need to start process for four open positions.

Old Business:

- Conflict of Interest Policy – all BOD will sign at May meeting.
- Non-Disclosure of Confidential Information - all BOD will sign at May meeting.
- By-laws will be edited to remove proxy votes by next Annual Meeting for a vote at the Annual Meeting.

New Business:

- Clarification of paint colors in back and front of house.
- Chancellor (and future Secretary) should notify the Landscape and Architecture Committee to make sure there are no violations as soon as learn of houses for sale and escrow is entered.

Weigand moved and Barbee seconded to close the meeting at 6:09 p.m.

Page Chancellor

CPA Secretary