

## **Board Meeting Minutes September 10, 2024 Via Teams**

Attended by: Barbee, Chancellor, Eckel, Neff, Perry, and Wattis. Weigand absent.

Eckel called meeting to Order 4:05 p.m.

Approval of May Board Meeting minutes - Moved, Perry; 2nd, Neff; Unanimous approval

### **Officer/Committee reports**

#### **Treasurer – Pat Weigand (submitted electronically prior to mtg)**

- Budget reviewed as submitted, no changes, on target
- 12-month CD is locked in now, good through September.
- 24-month CD comes up in October. Eckel will check with Linae to see when it rolls and if we have time to change to a shorter term CD
- Reserve Study – They will want two budgets for next year – Operating and Reserve.

#### **Secretary – Page Chancellor**

- Newsletter
  - Deadline: 9/25
- Rental update - Chancellor will follow up with rental properties (2731 Avenida de Pueblo & 2565 E Avenida de Posada).
- Sales update – 2651 E. Avenida de Posada said they were anticipating a listing but have not heard further from realtor.

#### **Pools & Roads – Mike Wattis**

- Pools are working well.
- Chancellor to still draft email to both owners with private access to pools that the use of the access is at their own risk.
- Wattis is going to walk the roads and then have some of the gravel raked to even the gravel out.
- Avenida Maria and Caballo lights are not coming on properly. Eckel will check it out and if not working may need an electrician.

#### **Architecture – Dan Neff**

- Yellow quadrant review letters went out. Will now follow up.
- No new activity at 2630 E Avenida de Pueblo.
- 2641 E. Avenida de Posada carport/garage conversion almost complete.
- Work almost complete at the equipment gate at Minera Pool.
- Speed bumps – asked for input at the beginning of the summer, response was to keep status quo but to have them painted. Wattis offered to have them swept and painted

reflective white.

- Replacement sconces for 2551 E Cerrada Adelita. Neff will provide the options to the new owner.
- 6233 N Calle Minera - request for a new solar panel installation. Project on hold awaiting new plans.
- 2620 E. Cerrada Adelita – sliding door improvement. Recommended by Committee. Chancellor moved to approve, Perry second. Motion carried unanimously.

### **Landscape – Joey Barbee**

- Barbee will encourage education and planting of recommended desert trees that will give shade as well as keep our mountain views.
- Will continue to clean up the area on the sides of the CPA main entrance and will propose signage/landscaping, etc. at that location.
- The Minera area contains two very old, large connected trees that are to be trimmed. Two young trees will be planted at the entrance to Minera.
- The property lines that separate Plaza Colonial and a number of Catalina Pueblo properties needs to be re-examined. Questions raised during the Yellow Quadrant review. Issue needs to resolve this Fall. Neff will give survey maps. Eckel will set meeting.

### **Vice President – Deborah Perry**

- Watershed Management – areas previously worked on held well. Still some Fall planting to be done in November.
- Nominating Committee – Committee continues to recruit for two of four Board positions.

### **President – Barbara Eckel**

- Board Structure – discussed in general.
- Reserve Study & Task Force – expect to hear more before October meeting.
- Events – Fall/Holiday – Social Chair Green is recommending a ‘Dios de la Oktoberfest’ potluck party at the Adelita pool. She requests that we move the holiday event to January. Board agreed with the suggestions and will advise her to begin planning.

### **Old Business**

- No old business.

### **New Business**

- No new business.

Adjourned 5:34 p.m.: Motion Chancellor, 2nd Perry, unanimously approved