

Board Meeting Minutes December 10, 2024

Attended by: Barbee, Eckel, Perry, Weigand, and Wattis. Meeting Observed by Sammons, Hurwitz, and Hershey

Eckel called meeting to Order 4:04 p.m.

Approval of November Board Meeting minutes – Weigand moved, Barbee seconded. Unanimous approval.

Officer/Committee Reports

Treasurer – Pat Weigand

- Pool expenses were distributed. Explained that Dec gas & electric bills outstanding
- Financials discussed and approved. Motion to approve by Weigand, second by Barbee. Unanimous approval
- Decision approved to have McNamara review our 2024 Financial Reports before the Annual Meeting.

Secretary – Page Chancellor

- Newsletter – Deadline 12/27
- Year-end summaries due by December 18. Annual meeting packet to be sent approximately December 20.
- 2630 E. Cerrado Adelita, closed December 3rd.
- 2651 E. Avenida de Posada remains for sale.
- 2782 E. Avenida de Pueblo is in escrow, closes on 12/20.

Pools & Roads – Mike Wattis

- Speed bump painting? Will proceed with Francisco for \$1000
- Excess gravel? Still waiting for APS to come sweep, promised by year-end
- Bid to move light at Caballo pool - electrician coming 12/14 to give bid; will use one of the existing lanterns inside pool enclosure for new light.
- 4+ lounge chairs have been or will be re-strapped and distributed to pools
- Adelita pool will require additional shut down for repairs-notice will be sent out to CPA

Architecture – Dan Neff

- Red quadrant review complete. Letters sent out, will follow up by the end of the month.
- Replacement sconces for 2551 E Cerrada Adelita. New owner Karen Smith was provided with some options to consider. Waiting for submittal. (no change)
- Possible screen wall request for 2576 E Avenida de Maria. Submittal requirements emailed to the owner. Owners will consider the options and submit a Request for Board approval.
- Request for Board Approval after the fact for replacement of garage door at 6332 N Calle de Adelita. The Request is recommended for approval. Barbee moved; Weigand 2nd, Unanimous approval
- Received quote from Ninyo & Moore (environmental engineering consulting firm) to perform

air quality testing to evaluate dust on the streets, \$2500. Board decided not to perform this test due to minimal complaints and CPA not responsible for personal health issues. Further, if future Board decides to pursue, it should be done after roads are swept.

- Review of the Request for Board Approval Form will begin soon. The purpose is to reduce the complexity of the form.

Landscape – Joey Barbee

- Red Quadrant - Property owners were asked to get cleanup done by December 15. Quadrant teams schedule the return visits starting on that date.
- Main Entrance – area was planted with two plants and more to be planted. Photos and information was featured in newsletter. The selection of plants was made with the "no irrigation at this site" in mind. This specific area includes the "monument" adobe walls on both sides of Avenida de Pueblo and will require cleanup.
- CPA/Plaza Colonial needs a survey to determine property lines. Need to explore this further as it has potential to become a legal issue. Eckel to contact Frank Bangs for advice.
- Working with Architecture to reformat Board Approval Form.
- Francisco's Contract/Pay Increase Motion to approve \$50/month increase to cover additional scope of work. Moved: Perry; 2nd Barbee Unanimous approval

Vice President – Deborah Perry

- Water Management Committee – November 13 meeting with WMG Charlie Alcorn went well. Date will be selected for community planting and further water management work.
- Nominating Committee – slate is complete.
- Some residents received a notice from Tucson Water regarding potential for lead in water pipes. TW recommends testing. Board decided to send out a PSA with copy of flyer from TW with a link to its website and information about authorized testing sites.
- CPA will test water at all pools.

President – Barbara Eckel

- Annual Meeting - St Philips' Murphy Room, January 14, 2025 6:00-8:00pm; Registration opens at 5:15. Weigand and Church will record votes and receive dues.
- Purchased posters and easels for Budget/Reserve meetings. Will leave 2025 Budget poster up at Adelita between meetings. Board and Reserve Task Force members will attend both meetings. Additional handouts available at meetings. Six homeowners attended and several suggestions received at 12/8 meeting to improve handouts and posters. Changes to be used at 12/15 meeting.
- Email to Diane Cain at Plaza Colonial regarding clean up. After discussion with Joey & Mark, a survey of the property boundary is needed to lend more weight to our position. Review has been postponed to January or when survey is complete.
- PC also is questioning the Blue wall and art in the area. Have put homeowners at 2641 E Avenida de Maria in touch with PC to discuss. Not a CPA issue.
- Cookie exchange on the 15th.

Old Business

- Enriquez and Rodriguez Agreements. Need to finalize and obtain signatures in Jan 2025
- Chancellor sent letter to owners with private access to the pools.
- Chancellor to look at Bylaw changes:
 - Article II, Sections 4, 6, and 9 – remove "by proxy".
 - Article III, Section 1 – Directors are to be elected for 3-year terms, not more than 3 openings per year. We have 4 openings.

New Business

- Perry will continue to research lead in pipes issue per Tucson Water.

Adjourned 5 :22 p.m. Weigand moved, Perry seconded, unanimously approved