

## **Board Meeting Minutes November 12, 2024**

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

Eckel called meeting to Order 4:08 p.m.

Approval of October Board Meeting minutes - Moved, Weigand; 2nd, Barbee; Unanimous approval

### **Officer/Committee Reports**

#### **Treasurer – Pat Weigand**

- Budget: As of October 31, 2024, all categories of the Statement of Cash Flows and Budget are within budget parameters. With two months left of 2024, we are expected to remain in bounds through the end of the year.
- The new Pima Federal Credit Union 6-month CD that was purchased in October when the previous 24-month CD matured. The APY of this new CD is 4%. Its maturity date is 4/26/2025.
- Pool expenses were distributed.
- All BOD Policy Statements were signed by the BOD and are in Chancellor's possession.

#### **Secretary – Page Chancellor**

- Newsletter – Deadline 11/25
- 2630 E. Cerrado Adelita is in escrow.
- 2651 E. Avenida de Posada still for sale.
- 2782 E. Avenida de Pueblo is under contract, in inspection time period

#### **Pools & Roads – Mike Wattis**

- Speed bumps – Weigand moved that Wattis obtain two bids on painting the speed bumps. Chancellor moved that Wattis have the speed bumps painted at a cost of \$1000 or less. Weigand seconded. Passed unanimously.
- APS is going to come and remove the excess gravel from the roads, perform some touch up, at no cost. Should occur before the holidays. Excess gravel will be moved to pool parking lots and walkways.
- Neff looking for a vendor to evaluate the dust and air quality.
- Wattis to get a bid to move light at Caballa pool.

#### **Architecture – Dan Neff**

- Red Quadrant review two thirds complete. Will finish review this month and send out letters.
- 2641 E. Avenida de Posada carport/garage conversion complete. Owner requested a change for the niche from custom tile to a metal hummingbird. Board approved the change.
- Replacement sconces for 2551 E Cerrada Adelita. New owner provided with some options to consider. Waiting for submittal.
- 6233 N Calle Minera - request for a new solar panel installation. Homeowner canceled the contract for now. May revisit later.
- Possible screen wall request for 2576 E Avenida de Maria. Submittal requirements emailed to the owner.

## **Landscape – Joey Barbee**

- Red Quadrant has been reviewed and forms completed. Letters are out.
- Main Entrance, the area has been cleaned up from the section that connects to the Plaza Colonial property on Campbell, south to the edge of 6231 Campbell. Weeds and dead cactus removed, trees trimmed and debris has been cleared. The wrought iron sign has been repainted. The land connecting to the Catalina Pueblo signage has no watering system and not much space.
- Landscape Committee drafted a plan to replant the area by signage. Barbee estimates that the expense will be \$1200. Chancellor moved that the Landscape Committee have up to \$1200 to replant the area by monument sign at the Campbell and Pueblo intersection. Perry seconded. Passed unanimously. The area will require ongoing cleanup, and this should be included in the Landscape & Maintenance Contract.
- 6231 Campbell – request to remove and replace an old, large tree. Barbee moved to approve. Perry seconded, passed unanimously.
- 2737 E. Avenida de Posada – Eckel to draft letter that landscape should be kept at current level.
- The Landscape and Architecture Form needs to be re-formatted. Neff will work on the Form.

## **Vice President – Deborah Perry**

- Water Management Committee – upcoming November 13 meeting with WMG Charlie Alcorn. Cost estimate of \$180.
- Nominating Committee – one position remains open.

## **President – Barbara Eckel**

- Budget approval – full discussion regarding proposed 2025 budget.
  - Reserve Study Mtgs – 12/8 & 12/15
- Vendor contracts/proof of insurance. Time to renew Enriquez and Rodriguez Agreements. Barbee to discuss new scope of work with Enriquez. Will finalize terms at the December meeting.
- Holiday party – no one has offered to host. Will talk to Green.

## **Old Business**

- Eckel to look at Pool letter.
- Plaza Colonial plat review.
- Page 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**

- No new business.

Adjourned 6:05 p.m.: Motion Chancellor, 2nd Perry, unanimously approved