

Board Meeting Minutes

March 3, 2025

Held at 2665 East Avenida de Posada

Attended by: Chancellor, Green, Hurwitz, Neff, Hershey and Sammons. Perry absent.

Chancellor called meeting to order at 5:04 p.m.

Approval of February Board Meeting minutes - Moved, Sammons; 2nd, Chancellor; Unanimous approval.

Officer/Committee reports

Treasurer – Jake Hurwitz

- Financials of February end attached and distributed – see attached.
- 107 of 108 have paid their dues, one recent death. Page to reach out to relatives to determine intentions for home. 3 owners were assessed late fees of \$120.00, one still outstanding.
- Hurwitz will work with the Finance Committee to format the Report into a more concise format that clearly outlines changes/discrepancies, etc.
- Board Treasurer moves that the Board approve transferring the budgeted 2025 Capital Reserve transfer of \$40,500 from the CPA's bank account at Wells Fargo to the Capital Reserve account at Pima Federal. These monies, along with the 2024 year-end transfer and the maturing CD, will be invested within the next two months pursuant to Board review and approval. - Moved, Green, 2nd, Sammons, Unanimous approval.
- Sammons recommended adding a "Special Landscaping Projects" line for anything out of the ordinary.
- New mailbox – three new keys, Green will own one, Perry will own one, and Hurwitz will own one. Hurwitz will check mailbox regularly.

Secretary – Emily Green

- Newsletter
 - o March 24th deadline
- Rental update – due end of the month.
- Sales update – 2 Homes currently for sale.
- Sympathy Cards/Obituary in newsletter – will handle on a case-by-case basis.
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Pools & Roads – Renn Hershey

- Minera Pool – heater has been removed, no issues, waiting on final invoice to be submitted to Treasurer.
- Adelita – Jacuzzi is cloudy per complaints. Per maintenance team, when adding chemicals and cleaning this is normal. Hershey will create some verbiage to

- communicate with the community about this schedule.
- Slight increase in motor noise from Adelita pool per Sammons.
- Tile repaired by Renn at Adelita.
- Adelita Jacuzzi Cover – evaluate in a month.
- Umbrellas need to be put down or taken down when there are red flag wind warnings. Renn is looking into cost to replace the damaged umbrella, and discussion of how to communicate closure of umbrellas when done with use.
- 2601 E. Avenida de Maria – request to re-strap chairs, Renn will price this out and follow up.
- Request for HOA to host monthly gatherings at a certain pool, it was determined that the HOA would not commit to this.
- Contract with Virginia Rodriguez (pool housecleaner) – currently \$220/month, requesting increase annual rate to \$250/month, 2-year contract. She is currently cleaning bi-weekly. Moved, Hersey; 2nd, Sammons; Unanimous approval. Emily to email Renn contract to be updated.
- 2771 E. Avenida de Pueblo mailbox – claiming that road workers damaged mailbox, suggestion that Francisco try to fix this, Renn will coordinate with Francisco.

Architecture – Dan Neff

- Report reviewed.
- Approved most recent requests.
- Met with 2630 E. Avenida de Pueblo about window trim color, will be painted weathered brown.

Landscape – Mark Sammons

- Report reviewed.
- 2596 E. Avenida de Maria wants to cut down existing oleanders on homeowner's property. Consider this routine maintenance.
- Plaza Colonial Property Line – Page & Mark will work on an email to Property Manager at Plaza Colonial regarding property line and landscape maintenance.

Vice President – Deborah Perry

- No new items.

President – Page Chancellor

- No new items.
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Old Business

- No old business.

New Business

- Cinco de Mayo Party – Party to be held on Sunday 4th, 2025 at Adelita Pool, the Board will supply up to \$200 reimbursement (with receipts submitted to Treasurer) to

the Party Committee. Emily will not be available to coordinate this event. The event will be advertised in the April & May newsletter. Graphic needs to be updated per request.

- 2596 E. Avenida de Maria – Wants to place a beehive up on rooftop. Architecture Committee will do research and reach out to Homeowner.
- 2596 E. Avenida de Maria inquired about estate sale before real estate sale or death, this is not allowed per HOA bylaws. Will ask Deb Perry to communicate.
- Fire Hydrants – closest hydrants are on Skyline, one at Campbell and one at Avenida de Posada.

Adjourned at 6 :58 p.m, Next Meeting April 7th at 2469 E. Avenida de Posada from 5 – 7 p.m.