

AGENDA

BOARD OF DIRECTORS MEETING Cielito Lindo de Tubac Homeowners Association

Date: April 28, 2014

Time: 5:30 PM

Location: Cielito Lindo de Tubac Clubhouse

1. CALL TO ORDER

2. **ROLL CALL & ESTABLISH QUORUM (3):** Leo Francis, Tom Johnstone, Mary Fay, Catherine Marrero and Homero Lopez

3. **APPROVAL OF MINUTES:** March 24, 2014 board meeting

4. REPORTS:

- President - Leo Francis
 - a. Resolution to Honor Ron Kurpius' Service to Cielito Lindo & Presentation
 - b. Change meeting dates
 - c. Re-affirm Homero's election as Secretary: outline duties
- Treasurer & Managers - Linda Hansen
- Design Review Committee - Leo Francis
 - a. Outstanding DRC applications?
 - b. Blanket permission from Barrio de Tubac HOA possible???? Bottleneck there regarding permissions for DRC
 - c. Painting Sub-Committee
 - Progress
 - Populating painting sub-committee
- Painting - Robert Moore
- Pool - Colin Steffen, Cathy Duffin & Thom Johnstone
- Landscaping - Catherine Marrero
 - a. New members-Bobbie North and Peter Rennebaum
 - b. Agree that drainage maintenance falls under Landscaping
 - c. Replacement of Palo Verde @ 11 Circulo Diego Rivera-getting two bids, one in from Shannon
 - d. Drainage issues @ 38 and between 36-37 resolved with new swales
 - e. Heritage Tree Care in back-bid
 - f. Pruning of draping vines/shrubs/etc?
 - g. Phase II of Landscape Improvements: in process of reviewing potential areas for updating plantings and gravel
- Communications
 - a. Updating Homeowners Directory especially email addresses
 - b. Put archives of board minutes on line?
 - c. Backup for Bobbie as Web Master
 - d. Member recommendation list of contractors/suppliers
 - e. Appreciation for all who are and have been contributing to community communications

5. OLD BUSINESS

- Leadership needed in purging literature of references to being a gated community

6. NEW BUSINESS

- Leadership needed in updating Painting Policy and Procedures

7. MEMBER'S OPEN FORUM

8. **DATE OF NEXT MEETING:** Board meeting and Work Session, May 19, 2014, 5:30PM

9. ADJOURNMENT

Painting: Leo Francis read a report from Robert Moore, which states Robert will meet with L&M Painting on April 7th to evaluate properties to painted and set a painting schedule. Painting should begin on April 17th.

Pool: Tom Johnstone reported:

- On waiting on the pool cover until the fall. Since the cost was excess of the approved amount, the committee is looking at different options for covering the pool, perhaps with a partial cover to eliminate one roller and reduce costs.
- The trees around the pool were cut back.
- A homeowner next door to the pool is checking it every day.

Landscaping: Catherine Marrero reported:

- She met with AAA and they are currently working 12 man hours per week, they suggested having more hours in the summer and fewer in the winter.
- There will be better communications with homeowners regarding vegetation maintenance near their homes.
- Trees removed between lots 36 and 37.
- The committee requests an additional \$2000 to cover drainage issues. Catherine said the problem is the pitch of the roads.
- Catherine presented a bid from Raul Amezona for drainage work at \$1600. Leo Francis said Raul had done previous work on drainage and so had been asked to submit this bid.

Motion: To authorize the Landscape Committee to over spend their budget by \$2,000 for repairs to swale along Acequia. Motion made, seconded and passed unanimously.

UNFINISHED BUSINESS: [None]

NEW BUSINESS:

- a. **Bid from Raul for drainage work:** [Already]
- b. **Marilynn Lowder's resignation:** [Already]

MEMBERS OPEN FORUM:

- The Board authorized Mary Fay to purchase a \$100 gift card as a thank you gift for Ron Kurpius.
- Are there plans to cut the grass on the east side? Catherin Marrero said she talked to AAA and they will do it.
- Communications Committee: Leo Francis said one is being formed and asked for volunteers to deal with the Newsletter, the website, and welcoming new residents.
- A homeowner suggest considering new color schemes in the future and asked if the Board had made any decision as it relates to procedures for painting common walls.

NEXT MEETING: Next Board Meeting and Work Session; April 28, 2014, 5:30 P.M. at the clubhouse.

ADJOURNMENT: The meeting adjourned at 6:35 P.M. by proper vote.

Minutes submitted by: Bud Brick, Cadden Community Management

Manager's Report

April 28, 2014

CIELITO LINDO de TUBAC
HOMEOWNERS ASSOCIATION

Financials as of March 31, 2014

Ending Balances:

Operating Acct. Commerce Bank	\$ 23,000.93	Delinquent Assess.	\$ 998.53
Reserve Acct. Commerce Bank	\$ 43,916.21	Late fees & Interest	\$ 102.69
Monthly Income	\$ 9,008.09		
Monthly Expenses	\$ 3,538.52		
Net Income	\$ 5,469.57	Prepaid Assessments	\$ 5,980.40

Budget Comparison	YTD Actual	YTD Budget	Variance
Income	\$ 25,103.42	\$ 25,665.99	\$ (535.57)
Expenses	\$ 23,086.75	\$ 20,303.24	\$ (3,319.08)*
Net Income	\$ 2,043.67		

*Variance is primarily the result of \$4,132.00 of excess operating funds transferred to reserves.

1. Lot 43: Received telephone call from homeowner, they have no objections to the height reduction of the bushes adjacent to their home. The landscapers have trimmed the bushes.
2. A homeowner reported only 2 of the 12 lights in Anza Park were functioning. This problem was reported to Platinum Management, the managing agent for Barrio de Tubac .
3. A homeowner reported a Cielito Lindo homeowner is parking a horse trailer on Acequia. I advised the homeowner, the jurisdiction for parking on this street lies with the Master Association and they should contact Platinum Management.
4. Attached to this report is a list of usual and customary Design Modification Requests. It is my thought that perhaps we can obtain "blanket" approval from the Master Association Design Review Committee for these types of modification, thus shortening the approval process.
5. Robert, Leo and I met with L&M Painting regarding this year's painting project, viewed each property to be painted and determined the paint color scheme. The painting schedule is as follows:

April 15-16 th	136 Calle Barrio de Tubac
April 17-18 th	132 Calle Barrio de Tubac
April 19-21 st	130 Calle Barrio de Tubac
April 22-23 rd	13 Calle Dorado
April 24-28 th	5 Calle Dorado
April 29 th	4 Circulo Diego Rivera
April 30-May 1 st	26 Circulo Diego Rivera

May 2-3rd

23 Circulo Diego Rivera

May 5-6th

34 Circulo Diego Rivera

New Homeowners

Lot 53 Elizabeth Closner

11 Circulo Diego Rivera

Architectural Requests

Lot 21 Stucco repairs & window trim

Approved

CIELTO LINDO DE TUBAC

COMMON ARCHITECTURAL REQUESTS

1. Landscaping with plants from approved plant list.
2. Patio wall modifications and/or repairs to match existing blocks or stucco.
3. Patio wall archway with decorative gate.
4. Add and/or replace wooden or wrought iron patio gates utilizing a color and material consistent with the Cielito Linda overall scheme and with the color scheme of the home.
5. Window or door replacement with similar style as existing.
6. Wood trim or wood beam repair/replacement with similar style and color as existing.
7. Change house paint color scheme to an alternative approved paint color scheme.
8. Wrought iron security/screen doors of a color and material consistent with the Cielito Lindo overall scheme and with the color scheme of the home.
9. Back courtyard patio roof extensions, which meet the conformity of the "overall scheme" of Cielito Lindo.
10. Limited number of appropriate decorative wall or yard art including planters. Water features, statuary and large art pieces are permissible only within lot walls and only if they are not visible by others.
11. Roof-mounted solar equipment.