

CIELITO LINDO DE TUBAC HOA
BOARD MEETING AGENDA
April 27, 2015
5:30 PM at the Pool Clubhouse

I. CALL TO ORDER

Leo Francis called the meeting to order at 5:31 P.M.

II. 2. ROLL CALL & ESTABLISH QUORUM (3):

Directors Present: Leo Francis
 Catherine Marrero
 Bob Binnewies

Directors Absent: Homero Lopez
 Michael Faye

Management: Tammy Whittington,
 Cadden Community Management

Minute Taker: Kathy De La Ossa

Homeowners: 6

QUORUM: (3) A quorum was present to conduct an official meeting.

- III. APPROVAL OF MINUTES:** March 23, 2015 board meeting.
MOTION: To approve the minutes of March 23, 2015 meeting as submitted. A motion was made and seconded, passed unanimously,

IV. FINANCIAL & MANAGER’S REPORT - Tammy Whittington

Account Balances as of March 31, 2015

Operating:	\$	5,809.81
Reserves:	\$	51,472.17
Income:	\$	7,825.80
Expenses:	\$	13,158.73
Net Income:	\$	(5,332.93)
Delinquencies	\$	2,642.39

*First payment for painting made contributes to negative balance.

- Lot 37 Write-Off
MOTION: To write off balance of \$899± for lot 37. Motion passed unanimously.
- Insurance Policy – Michael Faye has been reviewing the policy with the agent, suggesting additional coverage for various items.
MOTION: To table this matter for further discussion in working meeting.
- Master Association Dues – Linda Hansen contacted Cathleen at Platinum Mgt. requesting monthly payments instead of quarterly. Cathleen has approved monthly payments for this

quarter, however a formal request needs to be made for presentation to the Board for continued monthly payments to Master Association. The Board directed management to submit a formal request for monthly installments.

V. COMMITTEE REPORTS

- **President** - Leo Francis, no report
- **Design Review** - Leo Francis
 - a. Parking Violations Update, no issues reported.
 - b. Steps and Flood Control Ditch – Insurance updated per Master Association request forwarded for final approval.
 - c. Informing renters of our rules and regulations – no update
 - d. Design Guidelines Additions -
 - Maintenance: Addition to Design – Under review.
 - Add list of items not needed to be sent to master to DRC folder, being established.
 - Parking Survey Discussion- The parking survey was discussed at length. Parking variances were a subject of concern. Leo informed the owners that a long time precedence has been set within the community. The possibility of a fee for variances and fining was discussed, Tammy will review. Other possibilities discussed were: towing, booting and striping.
 - Crack sealing, Backflow Valve Repair & Replace Heating Exchanger – Ratify in lieu of vote via email into minutes.
MOTION: To approve the crack sealing, backflow valve repair, replace heating exchanger. Motion passed unanimously to Ratify.
- **PAINTING SUB-COMMITTEE**
 - a. House painting update – Complete for this phase, Leo will meet with Robert in November to review next phase of painting in March 2016.
- **Pool** - Bob
 - a. Repairing and replacing lights inside – Leo submitted receipts for reimbursement.
 - b. Thank you to work bee participants.
- **Landscaping** - Cathy Marrero
 - a. Maintenance contract discussion
MOTION: To table this matter pending further review, passed unanimously.
- **Communications** – Nothing to report at this time.

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

VIII. MEMBER'S OPEN FORUM

IX. DATE OF NEXT BOARD MEETING: May 18, 2015, 5:30 PM at Clubhouse

X. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:50 PM.