

ANNUAL MEETING AGENDA

INTRODUCTIONS AND APPRECIATIONS

For me, this is the highlight of the annual meeting: as it provides me an opportunity to introduce you to and acknowledge the selfless and considerable volunteer work of your Board Members on behalf of our community.

MARY FAY – whose 3 year term of office comes to a close this year.

Mary couldn't be with us today in person, but joins us via Facetime from Phoenix.

Mary is the face of community spirit in Cielito Lindo.

Most of you know her as the inspiring force behind Wednesday afternoon's Pool Parties.

She is also the green thumb behind all of the new, little agave starts that have popped up around the community.

Mary has faithfully brought her cheerful, thoughtful, and compassionate approach to leadership to bear on Board discussions and decisions.

Thank you from the bottom of our hearts Mary.

CATHY MARRERO – who has been serving you as the chairperson of Landscape Committee for the past year, has generously agreed to serve for another 3 year term.

I think everyone will agree that we've the most beautiful landscaping in the Barrio!

Trust me when I say that this result comes from hours and hours of planning, research and supervision on Cathy's part.

Here's a small token of our appreciation for your selfless contribution to Cielito Lindo Cathy.

HOMERO LOPEZ – stepped in early in the year to serve as our Board Secretary.

He quickly became a vital part of your Board's thorough examination of community issues, adding rigor and creativity to our process.

Homero, thank you so much for your candor and keen analytical mind.

BOB BINNEWIES – Are you ready for what’s in store for you? In the very short time since you’ve added your countenance to our community, you’ve contributed with wisdom and equanimity. We welcome you with open arms and grateful hearts.

LINDA HANSEN – is our management representative from Cadden Management.

Linda, would you please add this . . .

No, wait, we’re just so used to turning to you to research, implement and advise us that my mouth was on automatic pilot. You’ve generously shared your expertise in matters of Homeowner’s Associations.

And spent hours of research, data gathering, and bid taking on our behalf.

I’m especially grateful for your considerable patience in surviving some of the very lengthy Board meetings we’ve held.

Your contribution to our Association is invaluable and so very much appreciated.

COMMITTEE REPORTS

LANDSCAPE: CATHY

DRC: LEO

Hearty thank yous to DRC's volunteer members: Cathy Marrero, Mike Fay, Ken Veal, and Dian Johnstone (only recently returned to Canada), to the Paint Sub-Committee members: Robert Moore and Trudy Nowak, and to project volunteers: Linda Moore, Kirsti Blanchard, Bobbie North and Gail Drummond.

- This can be a challenging committee and our members have contributed with patience, open mindedness, fair mindedness and creativity.
- Before I summarize our year's activities, I have one piece of business to conduct: DRC proposes that we add one pattern to Cielito's color pallet: Glazed Ginger body with Kenya accent. Discussion.
- The year's focuses include: We -
 - Revised and clarified CL's Paint Policy to accurately reflect actual procedures and HOA law.
 - Completed the painting of 9 homes last spring and have scheduled the painting of 5 homes this spring.
 - Are negotiating with the Master Association to obtain approval for remedying what we consider to be hazardous pedestrian access along the east and west sides of CL, specifically the installation of steps on the east side and grates or another solution to traversing the flood control ditch along the west side.
 - Are clarifying the parking needs and preferences of all members through the process of a survey.
 - Initiated a conversation with the Master Association regarding our property boundaries and DRC approval procedures.
- Next year's focuses will include:

- Reviewing and potentially clarifying and or modifying our parking rules and regulations in response to community input.

POOL: BOB

COMMUNICATIONS: LEO

This was the first year for this fledgling committee, and we're still figuring out just who we are. Bobbie North and I are currently the only full time members. However, Frances Causey awaits, poised in the wings, for us to sound the call to action. And Gail Drummond, Don Pixley, Cathy Marrero, Ellen Levey/Mike Dunn, and Robert and Linda Moore have each volunteered to be the Welcoming Member for the 8 new residents that have found their way here over the past year.

This year's focuses have been: We -

- Updated our membership list and contact information
- Created a renters mailing list so that they might be included in community events
- Updated CL's welcome packet
- Updated our website with essential documents and information
- Created a members list of recommended contractors, services, and resources
- ESTABLISHED CONNECTIVITY IN THE POOL HOUSE. Mary could not have joined us today were it not for Mike Dunn. He has made it possible for your Board to have a quorum regardless of where our rambling members might be in the country. Mike, you're totally awesome!

Next year's focuses will be:

- Creating a suggestion box on our website
- Establishing a regular update vehicle, for example a memo or note to the community advising everyone of issues the Board is currently considering.
- Shall we get a newsletter going again?

PRESIDENT'S REPORT: A CELEBRATION OF COMMUNITY

The people that populate Cielito Lindo are of a very special ilk. You must have already noticed how many of you have volunteered in one capacity or another throughout this past year. And that's only the beginning of the list. I haven't even mentioned the two very successful work days we've held: Bob Roberts, Ken Veal, Mike Dunn, Ellen Levey, Val Simms, Betty Gibson, Dick Lockwood, Rob Foulks, Peter and Shari Rennenbohm, Dave Dunham, Marilyn Lowder, Sharon Pierce, Tom and Dian Johnstone, Mike and Mary Fay, & Cathy Marrero take a bow.

We have such enormous community spirit here. All of you, each in your special way, have created a warm, welcoming, effective, and joyous community in the true sense of that word. Hummm – I really should have brought several cases of wine!!

We welcomed quite a few new homeowners and renters into our community this year. A heartfelt welcome to:

Dale and Lynn Baker
Debbie Fort
Don and Mary Lynn
Craig and Jamie White
Beth Closner
Bob and Midge Binnewies

Keeping this short: here are some of the issues the Board has focused on this year: We -

- Initiated a review of CL's Insurance Policy to assure that it is current and sufficient for our needs.
- Creating Mission Statements for all of Cielito Lindo's Committees to facilitate transitions of committee membership and ensure that every responsibility that rightly falls in the Board's purview is being attended to.

And here's what's on deck for this coming year:

- Collaborating with the Master Association to clarify and solidify our relationship with them regarding property boundaries, insurance, dues, DRC approval procedures, and representation.
- Evaluate the recommendation that we have a Budget Review conducted next year.
- Bobbie, Trudy and Gail are working on a proposal for the addition of several new color patterns to our Color Pallet
- Clarifying the extent of the HOA's maintenance and repair responsibilities regarding improvements outside of homeowner's privacy walls.
- Addressing recommended repairs to our backflow valve assembly.

I think we have acknowledged everyone who has made a contribution to our well-being over the past year and noted the many issues and projects that you all have helped to shepherd. Have I forgotten anyone and or anything?

It is with a very grateful heart that I wrap this year up and move on to the Election of Board Members. The members Open Forum will be right after we tally your votes. Stay tuned and enjoy a brief intermission.