

CIELITO LINDO DE TUBAC HOMEOWNERS ASSOCIATION 2011 ANNUAL MEETING

DATE: February 28, 2011
TIME: 5:00 P.M.
LOCATION: Cielito Lindo de Tubac Clubhouse

ROLL CALL:

Board of Directors:

Present:	Rodney Rich	President
	Ron Kurpius	Vice President
	Robert Moore	Treasurer

Absent:	Bobbie North	Secretary
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Homeowners: 3 lots represented

Management: Linda Hansen, Manager, and Bud Brick of Cadden Community Management

CALL TO ORDER: By Rodney Rich, 5:30 P.M.

PROOF OF CALL: The Annual Meeting notice was mailed in accordance with the governing documents.

ESTABLISH QUORUM: Requirement is 25% of homeowners. As there were 21 out of 57 homeowners voting by ballot, there was a quorum.

INTRODUCTIONS: Rodney Rich introduced the Board of Directors and the management team.

Ron Kurpius went over the landscaping work done in 2010 and that planned for 2011.

Robert Moore reviewed the painting schedule for 2011 and went over the pool work done and planned. Robert said there was a problem with the pool heater that is to be addressed.

Rodney Rich said the Board would have to appoint another Board member and asked for volunteers.

APPROVAL OF MINUTES: 2010 Annual Meeting held February 3, 2010: It was moved, seconded and **carried** to waive the reading of the minutes. It was then moved, seconded and **carried** to approve the minutes.

PRESIDENTS REPORT: Rodney Rich:

- Reviewed the work done in 2010 on the pool, clubhouse, house painting, etc.

FINANCIAL REPORT: Robert Moore went over the Annual Financial Report (attached) and the finances as of December 31, 2010:

- He reported that as of December 31, there was \$29,323.29 in the Operating Account and \$21,188.52 in the Reserve Account. The 2011 Budget was approved with a \$10/month assessment increase, which means the monthly assessments are now \$150.
- At the December Board meeting, the Board approved transferring \$12,831.00 of excess Operating funds to the Reserves.
- In 2010 \$12,375.00 was spent on exterior painting. The following homes were repainted: Lots 10, 11, 40, 41, 42, 45, and 52. The light fixtures were also painted.
- The Special Assessment loan has been paid in full and the streets were seal coated as part of normal road maintenance.

ELECTION OF BOARD MEMBERS: Linda Hansen announced that **Ron Kurpius** had been duly re-elected to the Board of Directors.

OPEN FORUM:

- What is the threshold for Reserves? Linda Hansen stated that according to the Reserve Study the anticipated Reserves at the end of 2011 will be \$35,000 or 61% funded.
- All paid special assessment? No, three did not pay and their lots have been liened.
- The trees to the east, behind houses, need trimming. Ron Kurpius said he has investigated with the landscape company and it knows what needs to be done, with mistletoe being the first priority. He said the work should be done by the end of March.
- Pool cover? Robert Moore spoke about the pads that are not working and said the Board might look into solar. He said they can have a solar company come to a Board meeting.
- Wall at southwest corner. Letters have been sent to those homeowners telling them they have to evaluate irrigation and/or drainage on their side of the walls to prevent water damage and before the HOA will paint the outside.
- Gates? Rodney Rich said the Board will probably reopen the issue of the gates soon.
- Directory? It will probably be published online in future.

ADJOURNMENT: It was moved, seconded and carried to adjourn the meeting at 6:07 P.M.

Minutes submitted by: Bud Brick, Cadden Community Management