

MINUTES	BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION
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DATE: December 23, 2013

TIME: 5:30 P.M.

LOCATION: Cielito Lindo clubhouse

CALL TO ORDER: Ron Kurpius called the meeting to order at 5:30 P.M.

ROLL CALL:

Directors Present:	Ron Kurpius	President
	Tom Johnstone	Vice President
	Marilynn Lowder	Secretary
	Catherine Marrero	

Directors Absent: Mary Fay Treasurer

Management: Linda Hansen, Manager

Homeowners: None

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of November 19, 2013 Board meeting and the November 19, 2013 Executive session: Motion made, seconded and passed unanimously.

REPORTS:

President: No Report

Treasurer/Manager: Linda Hansen presented the Financial and Manager's Reports.

Design Review: Cathy Marrero reported one application is pending for clarification to brick type.

Painting: No Report.

Pool: Thom Johnstone reported the quote for the pool cover is \$4,612 not including the cost for the electrical work. He said the cover should pay for itself in two years and when the electrical work is done would also like to install low lighting around the edge of the pool. There is a concern about the pool cover does not comply with safety regulations (ASTM Safety Standards)

Motion: To approve up to \$5,500 to be paid out of reserves to install the pool cover and clarify safety features for pool cover project. Motion made, seconded and passed unanimously.

Landscaping: Ron Kurpius reported the crew was down to 2 members but will work six hours. Cathy Marrero stated a homeowner was concerned about a Texas ranger that was cut down. Ron responded this is the time of year to cut back Texas rangers so they will rejuvenate.

UNFINISHED BUSINESS:

a. **2% raise for Cadden: Motion:** To approve the 2% management fee increase. Motion made, seconded and passed unanimously.

b. Approve 2014 Budget: Motion to approve the 2014 Budget as submitted. Motion made, seconded and passed unanimously.

c. Community Garage Sale: will possibly be held the second week of February.

NEW BUSINESS:

a. Steps and path to pool: There is a safety concern about the need for a pathway to the pool from the west side of Circulo Diego Rivera. Thom Johnstone suggested this could be a project for the March work party.

b. March work party: Not discussed other than above.

c. Electrical lights in clubhouse: Contact Raul for repairs.

d. By-law Amendment: Motion to amend the By-law as follows: the annual meeting shall be held during the month of February at such date, time and place as is determined by the Board of Directors". Motion, made, seconded and passed unanimously.

MEMBERS OPEN FORUM: None

NEXT MEETING: Next Work Session: January 13, 2014, 4:30 P M. Next Board Meeting: January 27, 2014, 5:30 P.M. All meetings at the clubhouse.

ADJOURNMENT: The meeting adjourned at 6:20 P.M. by proper vote.

Minutes submitted by: Linda Hansen, Cadden Community Management