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| MINUTES | BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION |
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DATE: November 19, 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:

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| Directors Present: | Ron Kurpius | President |
| | Tom Johnstone | Vice President |
| | Marilynn Lowder | Secretary |
| | Mary Fay | Treasurer |
| | Catherine Marrero | |

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

Homeowners: 13

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of October 21, 2013 Board meeting: Motion made, seconded and passed unanimously.

REPORTS:

President: Ron Kurpius reported:

- The next Newsletter would be published soon.
- Tubac residents are invited to a musical holiday special at the Tubac Center of Arts, catered by the Tubac Golf Course on December 11.

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

- Linda presented a paint chart with the permitted house and trim colors. She said there was another at the Cadden office in Green Valley.
- The amended Design Modification Requests [attached] are to be posted on the website.
- There were questions about a garage sale [see under New Business].

Design Review: 3 Requests were considered; one approved, one approved with stipulations and one pending.

Painting: Robert Moore reported he has prepared the list of houses to be painted in 2014, probably in April. There are six houses definitely and four other are being considered when the cost is known (in another week or so).

Pool: Ron Kurpius reported on a presentation by a pool cover company representative just prior to this meeting. Colin Steffen listed the three options and said the Pool Committee recommends the two-reel solar cover with electrical operations, at a cost of \$5000, which will save \$2,500 in gas annually. And that it be purchased and installed as soon as possible. Tom Johnstone asked how the purchase would be handled in the budget and how long the cost would be made up in reduced utility bills (Colin said in 24 to 36 months). Linda Hansen was asked to research the cost of gas during the 2001-2004 time period, when the pool was being covered.

Landscaping: Ron Kurpius reported that crew works through the community in segments and works four hours per week. Ron asked that anyone seeing problems, such as missed areas, to let him know. Thom Johnston reported he and other volunteers clean the pool area one time per week.

UNFINISHED BUSINESS: [None]

NEW BUSINESS:

- a. **2014 Budget:** Linda Hansen presented a draft budget for 2014. There were some small increases, such as a 2% increase in management fee, but no increase in assessments. Linda said the draft did not include the cost of a pool cover as this had not been decided. There were suggestions for savings, such as taking out legal fees (never used) and others, to have the funds for the pool cover.
- b. **Garage Sale:** Marilynn Lowder stated individual garage sales are not allowed. A community garage sale could be held and volunteered to help coordinate. Marilynn said they needed to inform all homeowners and see how many are interested in taking part. It was agreed to hold the Community Garage Sale on the first Saturday in December.

MEMBERS OPEN FORUM:

- There were more questions about the pool cover, especially about who would be charged with opening and closing it. Colin Steffen answered the questions and said those who primarily use the pool should be taught to remove and replace the pool cover.
- A homeowner inquired about the lighting requirements on individual homes. Lights should be yellow bug lights, 40 watts or less.
- There was a question about the life of the pool cover. The response was the pool cover will last 2-3 years.
- Also, a concern was brought up about debris falling onto the pool cover and then the debris being rolled up with the pool cover.

NEXT MEETING: Next Work Session: December 9 2013, 4:30 P M. Next Board Meeting: December 23, 2013, 5:30 P.M. All meetings at the clubhouse.

ADJOURNMENT: The meeting adjourned at 6:12 P.M. by proper vote.

Minutes submitted by: Bud Brick, Cadden Community Management