

MINUTES

BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION

DATE: April 23, 2012
TIME: 5:30 P.M.
LOCATION: Cielito Lindo clubhouse
CALL TO ORDER: Rodney Rich called the meeting to order at 5:30 P.M.

ROLL CALL:

Directors Present: Rodney Rich Vice President
Bobbie North Secretary
Catherine Marrero

Directors Absent: Ron Kurpius President
Mary Fay Treasurer

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

Homeowners: 0

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of the March 26, 2012, Board of Directors meeting as submitted. Motion made, seconded and passed unanimously.

REPORTS:

Manager: Linda Hansen presented the Manager's Report. Also:

- On the painting schedule for 2012, Lot 32 has been added to the five listed. There was a question as to who is to oversee the painting now that Robert Moore is no longer on the Board. Linda said she can inspect the painting work.
- On the pool cleaner, Linda recommended attaching an additional length of hose, since in one corner of the pool the cleaner often halts because its hose is at full length.
- Bobbie North said she will check to see if the new drain cover is working.

Treasurer: Linda Hansen went over the financial figures. She reported that one delinquent account is current on assessments and just has to pay the collection fees.

Clubhouse: Catherine Morrero reported that the strip lighting has an electrical problem in that only one light goes on.

UNFINISHED BUSINESS:

1. **Repair of streets:** Linda Hansen reported the work will be done soon and since it is only crack fill, it would not affect traffic.
2. **Fact sheet:** The Fact Sheet prepared by Sharon Pierce had been sent to Board members. Catherine Morrero expressed some issues with it. One was that she preferred to name it "Community Guidelines" as being more welcoming. Catherine's also said the items should be presented as less commanding. The matter was **tabled** for the next meeting.

3. **Rock/gravel project:** The matter was **tabled**.

4. **Broken sconce in clubhouse:**

Motion: To spend up to \$150 to replace the broken sconce in the Clubhouse. Motion made, seconded and passed unanimously.

5. **Landscaping the entryways:** Catherine Morrero presented plans for landscaping the north gate area, with new plants and some rocking. She said the irrigation lines were already in place. Linda Hansen was asked to check with AAA to see if the irrigation lines were operative. There was a suggestion to purchase the plants and have volunteers plant them. Linda Hansen recommended doing the work at the start of the monsoon season. She suggested buying the plants from Home Depot or other shop so the plants will have a one-year warranty. Then have the landscape company just dig the holes.

Catherine Morrero recommended planting another palm tree in the pool area.

6. **Update on painting:** [Already]

NEW BUSINESS:

1. **Transfer fees and letter from Bob Prigmore:** Linda Hansen said she had not read the letter. She explained the transfer fees and stated that since January 1st, they are only collectable at closing, so there can be no fees for sales that fall through.

2. **New Board member orientation:** Linda Hansen said if she receives the Board books from Robert and Judith, she can update the books for Catherine Morrero and Mary Fay or make a new books. Linda also spoke about the seminars for board members run by Cadden Management.

3. **New sign:**

Motion: To spend up to \$50 for a sign in the pool patio area, stating "Please Clean Grill After Each Use" to be white with a yellow background and black lettering. Motion made, seconded and passed unanimously.

MEMBERS OPEN FORUM: [None]

NEXT MEETING: Next Work Session May 7 2012. Next Board Meeting: May 21, 2012, 5:30 P.M. at the clubhouse.

ADJOURNMENT: **Motion:** To adjourn the meeting at 6:38 P.M. Motion made, seconded and passed unanimously.

Minutes submitted by: Bud Brick, Cadden Community Management