

<b>MINUTES</b>	<b>BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION</b>
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**DATE:** April 25, 2011

**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                      President  
                                  Ron Kurpius                      Vice President  
                                  Robert Moore                      Treasurer

**Directors Absent:** Bobbie North                      Secretary  
                                  Mary Fay

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

**Homeowners:** 1

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

**APPROVAL OF MINUTES:**

**Motion:** To approve the minutes of the March 28, 2011, Board meeting as submitted. Motion made, seconded and passed unanimously.

**REPORTS:**

**President:** [No report]

**Treasurer:** Robert Moore went over the financial figures. Linda Hansen reported on the replacement by Baca Float of the 2" irrigation meter with a 1" meter on the south side and installation of a meter and backflow on the north side [see Manager's Report item 3]. Linda said the new 1" meter would save the HOA around \$100 per month on water charges. The issue is whether Cielito Linda should be responsible for the cost of installation the backflow and meter on the north side of the entrance, when it was Baca Float that failed to install it in the first place.

**Motion:** To have Baca Float change the meter for the south side from 2" to 1". Motion made, seconded and passed unanimously.

**Design Review:** [No applications]

**Painting:** Robert Moore reported a couple of the houses are changing their color. He said painting would start in ten days to two weeks.

**Pool:** Robert Moore reported he will be getting bids for the resurfacing work.

**Manager:** Linda Hansen presented the Manager's Report. Linda reported on the yard wall drainage issues [and see Manager's Report item1]

**UNFINISHED BUSINESS:**

1. **Update on gates:** Robert Moore said he thinks he might know who has the keys and if so, will send them to Linda Hansen.
2. **Tree walk around:** Ron Kirpius reported on his inspection of the trees with AAA and the tree-trimming person. He said mistletoe is difficult to remove; if trimmed, it just comes back healthier. He also reported on some tree roots that have been over covered, harming the trees. Ron said he will present the options at a future meeting.
3. **Pool grounds beautification project:** Ron Kurpius presented the proposal from AAA and discussed it. Linda Hansen said there was around \$2,500 in the landscape budget that has not been used.

**Motion:** To approve the bid from AAA in the amount of \$1,381.13 for the beautification of the pool grounds. Motion made, seconded and passed unanimously.

4. **Homeowner response re wall scaling issue:** [See Manager's Report item 1] Linda Hansen reported that when she talked to the owner of Lot 14, the owner indicated the problem was the drain holes are too high and they need to be installed below ground level of the yard and at the base of the walls. Because the drain holes are too high, the rain water stands in the back yard and eventually leaches through the walls. The homeowner plans to install new drain holes in May. It was agreed the HOA will tell those homeowners of the possible solutions, but will not dictate which they should use.
5. **Outside light bulb procurement:** Rodney Rich said nothing done as yet.

#### **NEW BUSINESS:**

1. **Proposal for entrance beautification:** [No proposal as yet]
2. **Pool toys:** Rodney Rich suggested telling our cleaning woman which toys are ours and tell her to throw out all others left at the pool. And to place a notice of this in the newsletter and, possibly, on a sign at the pool.
3. **Pool chair covers:** Rodney Rich agreed to consult with his wife for suggestions regarding the pool chair covers.
4. **Emergency power switch:** Robert Moore reported that someone is turning off the emergency power switch next to the spa timer. He suggested getting a sign saying "Emergency Only; Do Not Touch." Linda Hansen was asked to get the cost of a sign.
5. **New rule regarding common area definition:** Ron Kurpius asked where homeowner land stops and common area starts. He said the landscapers need to know as some homeowners are complaining that the landscapers are cutting their plants. It was suggested to tell homeowners in the newsletter that if they have any plants they wish to conserve within one and a half feet of where they think their property ends, they need to mark or sign them to prevent the landscapers from doing anything to them.
6. **Vegetation/ground cover fire hazard:** Ron Kurpius said that Lot 51 needs to have the dead tree inside its wall removed, as it could constitute a fire hazard.

#### **MEMBERS OPEN FORUM:**

- Has the Board checked on any changes to the flood plain? Rodney Rich said no, but he will check.

**NEXT MEETING:** Next Work Session May 9 2011. Nest Board Meeting: May 23, 2011, 5:30 P.M. at the clubhouse.

**ADJOURNMENT:** **Motion:** To adjourn the meeting at 6:50 P.M. Motion made, seconded and passed unanimously.

Minutes submitted by: Bud Brick, Cadden Community Management