

BOOK OF MOTIONS

Cielito Lindo de Tubac

Meeting Date	Meeting	Page No.	Motion	Carried
Jan 19, 2005	BOD	1	Minutes: November 17, 2004, board meeting minutes. It was moved and seconded, to approve the minutes as amended by Sherry Hull. Motion carried.	Yes
Feb 02, 2005	Annual	1	Annual Meeting of February 4, 2004: It was moved, seconded, and carried to waive the reading of the minutes. It was then moved, seconded, and carried to approve the minutes.	Yes
Feb 02, 2005	Annual	2	CC&R Amendment: Val Simms said this covered the painting of homes. It was moved, seconded, and carried to table the matter to the 2006 Annual Meeting.	Yes
Feb 02, 2005	Annual	3	Nominations: Val opened the floor for nominations. There being none, it was moved, seconded, and carried to close nominations. Bob Roberts was declared elected to the Board for a three-year term.	Yes
Mar 16, 2005	BOD	1	Minutes: January 19, 2005, Board meeting minutes. It was moved, seconded, and carried to waive the reading of the minutes. It was then moved, seconded, and carried to approve the minutes.	Yes
Mar 16, 2005	BOD	2	Design Review: It was moved, seconded, and carried to approve the painting proposals in the report for the first half of 2005.	Yes
Mar 16, 2005	BOD	3	Design Review: For door change from Brasher. It was moved, seconded, and carried to approve the request.	Yes
Mar 16, 2005	BOD	4	Design Review: For a solid gate to replace the present one from Elaine Bender. It was moved, seconded, and carried to approve the request.	Yes
Mar 16, 2005	BOD	5	Election of Officers: It was moved, seconded, and carried to reappoint all officers to their previous positions: President: Val Simms Vice President: Marilyn Lowder Secretary: Rosemary Stoltenberg Treasurer: Sherry Hull	Yes
Aug 05, 2005	BOD	1	Minutes: To approve the minutes of the March 16, 2005, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Aug 05, 2005	BOD	2	Communications: To include with the September newsletter a Renter's Handbook. Motion made, seconded, and passed unanimously.	Yes
Oct 19, 2005	BOD	1	Minutes: To approve the minutes of the August 5, 2005, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes

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Oct 19, 2005	BOD	2	Landscaping Contract: That the Board enter into a contract with Hot Desert Landscaping company on a standard hourly basis, which contract is to include taking care of the fountain and tree maintenance, to begin on November 1, 2006 and, further, that Sol Design be given notice of termination of their contract. The motion was seconded and passed unanimously.	Yes
	BOD	1	Minutes: To approve the minutes of the October 19, 2005, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Nov 09, 2005	BOD	2	Paint Proposal: To approve the paint and maintenance proposal of the Design Review Committee for 2005 and 2006 at the cost of \$7,570. Motion made, seconded, and passed unanimously.	Yes
Nov 09, 2005	BOD	2	Bank Accounts: To transfer the Association accounts to US Bank. Motion made, seconded, and passed unanimously.	Yes
Nov 09, 2005	BOD	3	Sandwich Boards: To authorize Rosemary Stoltenberg to purchase two A-Frame signs at a cost not exceeding \$300. Motion made, seconded, and passed unanimously.	Yes
Dec 14, 2005	BOD	1	Minutes: To approve the minutes of the November 9, 2005, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Dec 14, 2005	BOD	1	Reserve Study Update: To obtain an on-site update of the Reserve Study, preferably before the 2006 Annual Meeting. Motion made, seconded, and passed unanimously.	Yes
Dec 14, 2005	BOD	2	Road Engineer: To get an update of the bid for the road engineer and, if within 20% of the last bid, hire the engineer to inspect the roads and submit a report to the Board. Motion made, seconded, and passed unanimously.	Yes
Dec 14, 2005	BOD	2	Investment: To invest \$30,000 of the Reserve Fund in CDs in whichever bank has the best rate of interest. Motion made, seconded, and passed unanimously.	Yes
Dec 14, 2005	BOD	2	Violation Letters: To authorize Amelie Anderson to send the first violation letter to the owner of lot 9, with a copy to the persons who have been paying the dues, that the dues must be paid within thirty days. Motion made, seconded, and passed unanimously.	Yes

Meeting Date	Meeting	Page No.	Motion	Carried
Jan 18, 2006	BOD	1	<p>Minutes: To approve the minutes of the December 14, 2005, meeting as submitted. Minutes amended in President’s Report as follows:</p> <ul style="list-style-type: none"> • 2nd item, 1st line: “pool wall” changed to “pool house;” • 3rd item: add “Gallo” after “Karen;” • 4th item, last words: add “maintenance” between “gate” and “companies;” • 5th item: add “by the developer” after “roadwork.” <p>Motion to approve minutes as amended made, seconded, and passed unanimously.</p>	Yes
Jan 18, 2006	BOD	1	<p>Signs: To purchase and install two “Private Property – Slow” signs from Luka Signs, as designed by Luka Signs, and as approved by the master association. Motion made, seconded, and passed unanimously.</p>	Yes
Jan 18, 2006	BOD	2	<p>Reserve Study Update: To approve the bid for an update of the Reserve Study, as presented, on-site review level 2, and at a cost of \$749. Motion made, seconded, and passed unanimously.</p>	Yes
Jan 18, 2006,	BOD	2	<p>Pool & Spa Heater: To ratify the previous decision to purchase the pool heater and spa filter. Motion made, seconded, and passed unanimously</p>	Yes
Jan 18, 2006	BOD	2	<p>Board Members: To nominate Terry Rosenlund and Robert Moore for the Board of Directors: Motion made, seconded, and passed unanimously.</p>	Yes
Feb 08, 2006	Annual	1	<p>Approval of Minutes: Annual Meeting of February 2, 2005: It was moved, seconded, and carried to waive the reading of the minutes. It was then moved, seconded, and carried to approve the minutes.</p>	Yes
Apr 12, 2006	BOD	1	<p>Minutes: To approve the minutes of the December 14, 2005, meeting as submitted. Minutes amended in New Business, Item 1, to read “pool” heater. Motion to approve minutes as amended made, seconded, and passed unanimously.</p>	Yes
Apr 12, 2006	BOD	2	<p>Painting: To approve the painting proposal of Michael LeBreck for the first half of 2006, except for lot 13. Motion made, seconded, and passed unanimously.</p>	Yes
Apr 12, 2006	BOD	2	<p>Reserve Study: To accept the reserve study as presented by Strategic Reserves. Motion made, seconded, and passed unanimously.</p>	Yes
Apr 12, 2006	BOD	2	<p>Roads: To hire an engineer to inspect the roads and suggest what work must be done to bring them up to specifications. Motion made, seconded, and passed unanimously.</p>	Yes
Oct 25, 2006	BOD	1	<p>Minutes: To approve the minutes of the April 12, 2005, meeting as submitted. Minutes amended in Reports, Painting, motion passed, name corrected to Michael LeBreck. Motion to approve minutes as amended made, seconded, and passed unanimously.</p>	Yes

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Oct 25, 2006	BOD	2	Painting: To approve the painting plan for the second half of 2006, except for Lots 2 and 57 and with the addition of the uncompleted part of Lot 15. Motion made, seconded, and passed unanimously.	Yes
Oct 25, 2006	BOD	2	Painting Policy: To adopt the Paint Policy as submitted. Motion made, seconded, and passed unanimously.	Yes
Dec 13, 2006	BOD	1	Minutes: To approve the minutes of the October 25, 2006, meeting as submitted. Minutes amended as follows: (1) President's Report, second item, change "Terry Rosenlund" to "Painting Committee"; (2) President's Report, last item, change date to December 6; (3) New Business, item 1, change both "Paint Policy" to "Painting Policy." Motion to approve minutes as amended made, seconded, and passed unanimously.	Yes
Dec 13, 2006	BOD	2	Budget: To approve the submitted budget as the 2007 budget. Motion made, seconded, and passed unanimously.	Yes
Feb 07, 2007	Annual	1	Minutes: Annual Meeting of February 8, 2006: It was moved, seconded, and carried to waive the reading of the minutes. It was then moved, seconded, and carried to approve the minutes.	Yes
Feb 07, 2007	Annual	3	Minutes: To hire Cadden Community Management to do the tax preparation and Edward Jeffrey to do the compilation. Motion made, seconded, and passed.	Yes
Feb 07, 2007	Annual	3	Painting: To approve the painting schedule for the first half of 2007 as presented. Motion made, seconded, and passed.	Yes
Feb 27, 2007	BOD	1	Minutes: To approve the minutes of the December 13, 2006, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Feb 27, 2007	BOD	2	DRC: To turn over the three design modification requests to the Design Review Committee. Motion made, seconded, and passed unanimously.	Yes
Feb 27, 2007	BOD	2	Painting: To pay the LeBreck Painting, Inc. invoices, totaling \$7,060, for painting Lots 7, 12, 15, 16, and 31 out of the Reserve Account. Motion made, seconded, and passed unanimously.	Yes
Feb 27, 2007	BOD	3	Investment: To roll over the full amount of the CD with 1 st National Bank of Arizona into a new six-month CD. Motion made, seconded, and passed unanimously.	Yes
Feb 27, 2007	BOD	3	Handyman Raul: To authorize two Board members to schedule the handyman's work and times. Motion made, seconded, and passed unanimously.	Yes
Mar 27, 2007	BOD	1	Minutes: To approve the minutes of the February 27, 2007, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes

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Mar 27, 2007	BOD	2	Tree Trimming: To accept the bid from Trees by Tom to trim all mature mesquite trees in the common areas, to include removal of all deadwood, mistletoe, cross-branching and various thinning, and all debris to be cleaned up and hauled away; for a total of \$8,675. Motion made, seconded, and passed unanimously.	Yes
Mar 27, 2007	BOD	2	Deed & Taxes of CA: To authorize Cadden Community Management to file a claim for the excess in taxes in the Small Claims Court against Dorn Homes and Lawyers Title. Motion made, seconded, and passed unanimously.	Yes
Mar 27, 2007	BOD	2	Baca Float Offer: To authorize Bob Roberts to investigate the offer of Baca Float for irrigation of the land on the east side and to accept the offer if it meets his satisfaction. Motion made, seconded, and passed unanimously.	Yes
Mar 27, 2007	BOD	3	Letter to Border Patrol: To write such letter to the Border Patrol. Motion made, seconded, and passed unanimously.	Yes
Apr 24, 2007	BOD	1	Minutes: To approve the minutes of the March 27, 2007, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Apr 24, 2007	BOD	2	Reports: To accept all the reports. Motion made, seconded, and passed unanimously.	Yes
May 22, 2007	BOD	1	Minutes: To approve the minutes of the April 24, 2007, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
May 22, 2007	BOD	2	CA Title Search: To hire American Title Company to search the titles of the community and to approve the expenditure for this. Motion made, seconded, and passed unanimously. Authorized to hire up to \$180.00.	Yes
May 22, 2007	BOD	2	Painting Schedule: To approve the painting schedule for the first half of 2007. Motion made, seconded, and passed unanimously	Yes
Jun 26, 2007	BOD	1	Minutes: To approve the minutes of the May 22, 2007, meeting as submitted. Motion made, seconded, and passed unanimously	Yes
June 26, 2007	BOD	2	Janitorial Service: To enter a contract with Caesar Felix to clean the clubhouse and pool area. Motion made, seconded, and passed unanimously.	Yes
Aug 29, 2007	BOD	1	Minutes: To approve the minutes of the June 26, 2007, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Sep 24, 2007	BOD	1	New BOD Member: To appoint Judith Noyes to the Board of Directors, to fill the unexpired term of Terry Rosenlund. Motion made, seconded, and passed unanimously.	Yes
Sep 24, 2007	BOD	1	Minutes: To approve the minutes of the August 29, 2007, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes

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Oct 22, 2007	BOD	1	Minutes: To approve the minutes of the September 24, 2007, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Oct 22, 2007	BOD	2	Pool & Spa Repairs: To accept the bid from Jasper's Clear Pool Wholesale Services of \$171.94 to make the pool repairs and a bid of \$286.82 for the spa repairs. Motion made, seconded, and passed unanimously.	Yes
Oct 22, 2007	BOD	2	Board Candidate: To nominate Ron Kurpius as the Board of Director's candidate for Board member at the Annual Meeting. Motion made, seconded, and passed unanimously.	Yes
Oct 22, 2007	BOD	2	Painting Quote: To accept the quote from La Brec for painting, subject to the addition of one more house. Motion made, seconded, and passed unanimously.	Yes
Oct 22, 2007	BOD	2	Contract Renewal: To authorize Bob Roberts to sign the new contract with Cadden Community Management. Motion made, seconded, and passed unanimously.	Yes
Nov 05, 2007	BOD	1	Minutes: To approve the minutes of the October 22, 2007, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Nov 05, 2007	BOD	1	Pool Membership: To authorize Alicia Toby to investigate other insurance companies for coverage of the proposed pool memberships. Motion made, seconded, and passed unanimously.	Yes
Nov 05, 2007	BOD	2	2008 Budget: To approve the budget as submitted as the official 2008 Budget, with the following changes: (1) An item 5080 be added to Reserve Income showing a transfer to the Reserve Account of \$30,000; and (2) Item 6030, Painting, show \$15,000 expenses. Motion made, seconded, and passed unanimously.	Yes
Nov 05, 2007	BOD	2	Reserve Study Review: To form an Ad Hoc Committee to review the Reserve Study, with Bob Roberts, Judith Noyes, Sherry Hull, and Val Simms on the committee to meet with the Reserve Study writers and Mike Cadden to go over the Study; Alicia Toby to set up the meeting to be held at the pool house. Motion made, seconded, and passed unanimously.	Yes
Jan 14, 2008	BOD	1	Minutes: To approve the minutes of the November 5, 2007, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Jan 14, 2008	BOD	1	Reports: To accept the reports. Motion made, seconded, and passed unanimously.	Yes
Jan 14, 2008	BOD	2	Pool Membership Survey: To have Alicia Toby send out a homeowner survey with the Annual Meeting packet, the survey to be prepared by the Board of Directors. The motion was moved and seconded ; Discussion (see Minutes); The motion passed unanimously.	Yes

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Jan 14, 2008	BOD	2	Pool Membership Insurance: To request Alicia Toby to get some idea about insurance coverage and to have a Board Member poll the other HOA boards as to possible interest. Motion made, seconded, and passed unanimously.	Yes
Jan 14, 2008	BOD	2	Meeting Schedule: To hold the Board of Directors meetings on the third Monday of each month, except February. Motion made, seconded, and passed unanimously.	Yes
Jan 14, 2008	BOD	2	Reserve Study Update: To hire Petrisin to update the Reserve Study. Motion made, seconded, and passed unanimously.	Yes
Feb 06, 2008	Annual	1	Minutes: Annual Meeting of February 7, 2007: It was moved, seconded, and carried to waive the reading of the minutes. It was then moved, seconded, and carried to approve the minutes.	Yes
Feb 06, 2008	Annual	1	Excess Operating: To transfer \$30,000 from excess operating account to the reserve account. Motion made, seconded, and passed.	Yes
Mar 17, 2008	BOD	1	Minutes: To approve the minutes of the January 14, 2008, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Mar 17, 2008	BOD	1	Officers: To confirm election of officers (as listed in Minutes)). Motion made, seconded, and passed unanimously.	Yes
Mar 17, 2008	BOD	2	Pool membership: To table the issue of pool membership. Motion made, seconded, and passed unanimously.	Yes
Apr 21, 2008	BOD	1	Minutes: To approve the minutes of the March 17, 2008, meeting as submitted. Amended on page two, Members Open Forum, last item, change last sentence to read "The Board agreed to have her act as an informal liaison." Motion made to accept the minutes as amended, seconded, and passed unanimously.	Yes
May 19, 2008	BOD	1	Minutes: To approve the minutes of the April 21, 2008, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Jun 23, 2008	BOD	1	Minutes: To approve the minutes of the May 19, 2008, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Jun 23, 2008	BOD	1	Reports: To approve the Treasurer's report. Motion made, seconded, and passed unanimously.	Yes
Jun 23, 2008	BOD	2	Painting Contract: To enter a contract with Mark Russell Painting, Inc. for the painting in Cielito Lindo, starting at once, and to cancel the contract with the current painter. Motion made, seconded, and passed unanimously.	Yes
Jan 23, 2008	BOD	2	Shelving: To authorize Ron Kurpius to purchase shelving for the storage closet in the rec room of the pool house. Motion made, seconded, and passed unanimously.	Yes

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Jul 28, 2008	BOD	1	Minutes: To approve the minutes of the June 23, 2008, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Jul 28, 2008	BOD	1	Report: To approve the Treasurer's report. Motion made, seconded, and passed unanimously.	Yes
Aug 25, 2008	BOD	1	Minutes: To approve the minutes of the July 28, 2008, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Sep 22, 2008	BOD	1	Minutes: To approve the minutes of the August 25, 2008, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Sep 22, 2008	BOD	2	Painting: To authorize Robert Moore to determine whether to paint up to two additional houses this year and, if so, arrange to have it done, so long as the cost stays within the Budget. Motion made, seconded, and passed unanimously.	Yes
Oct 28, 2008	BOD	1	Minutes: To approve the minutes of the September 22, 2008, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Dec 16, 2008	BOD	1	Minutes: To approve the minutes of the October 28, 2008, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Dec 16, 2008	BOD	2	Pool Safety Drains: To approve the installation of safety drains in the pool and spa; and if already installed, approval is given to pay the invoice for same. Motion made, seconded, and passed unanimously.	Yes
Jan 26, 2009	BOD	1	Minutes: To approve the minutes of the December 16, 2008, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Jan 26, 2009	BOD	1	Exec Minutes: To approve the minutes of the December 16, 2008, Executive meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Feb 04, 2009	Annual	1	Minutes: Annual Meeting of February 6, 2008: It was moved, seconded, and carried to waive the reading of the minutes. It was then moved, seconded, and carried to approve the minutes.	Yes
Feb 04, 2009	Annual	2	Excess Funds: To transfer the excess in the Operating Account to the Reserve Account. Motion made, seconded, and passed unanimously.	Yes
Feb 4, 2009	EXEC	1	Legal: To authorize Colin Steffen and Ron Kurpius to meet with an attorney on the question of the responsibility for the Cielito Lindo roads, to determine what legal remedies might be possible and what the legal fees would be. Motion moved by Judith Noyes, seconded, by Robert Moore, and passed unanimously.	Yes
Mar 09, 2009	BOD	1	Minutes: To approve the minutes of the January 26, 2009, meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Mar 09, 2009	BOD	1	Officers: That the officers of the Board of Directors remain as last year. Motion made, seconded, and passed unanimously.	Yes

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Mar 09, 2009	BOD	1	Roads: That the Board of Directors accepts the recommendations of the Roads Committee To: (1) Reconstruct the Cielito Lindo streets as per the recommendations of the Roads Committee; (2) Levy, if necessary, a special assessment of Cielito Lindo homeowners to pay for the reconstruction or provide collateral for a bank loan; and (3) Apply to the developer Baca Float for recovery of all or part of the cost of the reconstruction. Motion made, seconded, and passed unanimously.	Yes
Mar 09, 2009	BOD	2	Special Assessment: To begin the process of levying a special assessment for the reconstruction of the Cielito Lindo roads. Motion made, seconded, and passed unanimously.	Yes
Mar 09, 2009	BOD	2	Funds Transfer: To transfer the Commerce Bank CD of \$21,840.55 from Operating Account to Reserve Account. Motion made, seconded, and passed unanimously.	Yes
Mar 09, 2009	BOD	2	Reserve Study: To approve the contract of Strategic Reserves to conduct a Level 2 Reserve Study, at a cost of \$899. Motion made, seconded, and passed unanimously.	YES
Apr 27, 2009	BOD	1	Minutes: To approve the minutes of the March 9, 2009, meeting as submitted. Motion made, seconded, and passed unanimously. Reviewed minutes of Informational Meeting of April 2, 2009 and found satisfactory.	Yes
Apr 27, 2009	BOD	2	Roads Contract: To accept and enter the contract with Boyd Contracting LLC for the reconstruction of the streets of Cielito Lindo community, at the cost of \$89,159.46 in accordance with the plans presented by the Roads Committee. Motion made, seconded, and passed unanimously.	Yes
Apr 27, 2009	BOD	2	Street Monuments: To hire Shane Land Survey to survey the street monuments, at a cost not to exceed \$1,800. Motion made, seconded, and passed unanimously.	Yes
Apr 27, 2009	BOD	2	CD Renewal: To not renew the CD at Commerce Bank that matures in May. Motion made, seconded, and passed unanimously.	Yes
Apr 27, 2009	BOD	2	Bank Account: To commit to the Commerce Bank load according to the terms specified in the attached document; further, that all banking accounts including reserve investment accounts be transferred to the Commerce Bank. Motion made, seconded, and passed unanimously.	Yes
Apr 27, 2009	BOD	2	Line of Credit: To pledge the dues of the Cielito Lindo HOA as collateral for obtaining a line of credit with Commerce Bank. Motion made, seconded, and passed unanimously.	Yes
Jul 27, 2009	BOD	1	Minutes: To approve the minutes of the April 27, 2009, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes

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Jul 27, 2009	BOD	1	Exec Minutes: To approve the minutes of the April 27, 2009, Board Executive meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Jul 27, 2009	BOD	2	Loan Payment: To make a payment of \$21,276.00 to Commerce Bank from the Reserve Account; which includes the \$639.78 due in August for the current monthly payment due; and the balance is to be applied to principal only. All future payments to be paid from Special Assessment monies or from Reserves. Motion made, seconded, and passed unanimously.	Yes
Aug 24, 2009	BOD	1	Minutes: To approve the minutes of the July 27, 2009, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Aug 24, 2009	BOD	2	Bank Loan: To each month pay towards interest and principle of the roadwork loan at Commerce Bank all moneys received from homeowners in payment of the Special Assessment. Motion made, seconded, and passed unanimously.	Yes
Sep 28, 2009	BOD	1	Minutes: To approve the minutes of the August 24, 2009, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Sep 28, 2009	BOD	2	Bank Loan: To reduce the balance of the loan by using 80% of the current money in Reserves, so long as there are no penalties or fees incurred. A discussion ensued. Motion made, 2 for and 1 against, motion passed.	Yes
Nov 05, 2009	BOD	1	Minutes: To approve the minutes of the September 28, 2009, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Nov 05, 2009	BOD	2	Proposed Budget: To accept the draft 2010 Budget for consideration and take it up in the next Working Meeting. Motion made, seconded, and passed unanimously.	Yes
Nov 05, 2009	BOD	2	Assessment Raise: To increase the annual HOA assessment by an additional 20%, such additional assessment to become effective and payable if and at such time and in such proportion as the Board of Directors, in its sole discretion, may decree by vote at a Board meeting. Motion made, seconded, and passed unanimously.	Yes
Dec 07, 2009	BOD	1	Minutes: To approve the minutes of the November 5, 2009, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Dec 07, 2009	BOD	1	Reports: To accept the Treasurer's Report. Motion made, seconded, and passed unanimously	Yes
Dec 07, 2009	BOD	2	Repeal: To repeal the motion raising the assessments made last meeting, as the motion was not correctly drawn. Motion made, seconded, and passed unanimously.	Yes
Dec 07, 2009	BOD	2	Assessment: To increase the maximum annual assessment cap of \$140 by 20%. Motion made, seconded, and passed unanimously.	Yes

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Dec 07, 2009	BOD	2	2010 Budget: To ratify the acceptance of the 2010 Budget as approved in the Work Session. Motion made, seconded, and passed unanimously.	Yes
Jan 25, 2010	BOD	1	Minutes: To approve the minutes of the December 7, 2009, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Jan 25, 2010	BOD	1	CD Maturity: When the Commerce Bank CD matures on 1/26/10, to transfer the funds to the Reserve Account at Commerce Bank. Motion made, seconded, and passed unanimously	Yes

Feb 03, 2010	Annual	1	Minutes: Annual Meeting of February 4, 2009: It was moved, seconded, and carried to waive the reading of the minutes. It was then moved, seconded, and carried to approve the minutes.	Yes
Feb 03, 2010	Annual	1	Excess Funds: To transfer the excess funds in the Operating Account to the Reserve Account. Motion made, seconded, and passed unanimously.	Yes
Feb 22, 2010	BOD	1	Minutes: To approve the minutes of the January 25, 2010, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Feb 22, 2010	BOD	1	Exec Minutes: To approve the minutes of the January 25, 2010, Board Executive meeting as submitted. Motion made, seconded, and passed unanimously	Yes
Feb 22, 2010	BOD	2	Bank Loan: To pay down the Commerce Bank loan by \$6,000.00 plus interest. Motion made, seconded, and passed unanimously.	Yes
Mar 22, 2010	BOD	1	Minutes: To approve the minutes of the February 22, 2010, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Mar 22, 2010	BOD	1	Reports: To approve the Financial Report as submitted. Motion made, seconded, and passed unanimously	Yes
Mar 22, 2010	BOD	2	Roads Sealing: To approve the seal coating this year of all the Cielito Lindo streets with super armor seal coat, at a cost not to exceed \$4000. Motion made, seconded, and passed unanimously.	Yes
Apr 26, 2010	BOD	1	Minutes: To approve the minutes of the March 22, 2010, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Apr 26, 2010	BOD	2	Roof coating: To expend not more that \$750 to repair the pool-house roof and men's bathroom roof, the contractor to be selected by Robert Moore. Motion made, seconded, and passed unanimously.	Yes
Apr 26, 2010	BOD	2	Re-Key Pool Area: To purchase the Schlage keys as per the bid submitted, at a cost of \$1,208, and to hire a contractor to make the pool deck repairs, as per the bid submitted, at a cost not to exceed \$2,800. Motion made, seconded, and passed unanimously.	Yes
Apr 26, 2010	BOD	2	Loan: To pay interest and another \$1000 of principle toward the loan. Motion made, seconded, and passed unanimously.	Yes

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May 24, 2010	BOD	1	Minutes: To approve the minutes of the April 26, 2010, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
May 24, 2010	BOD	1	Minutes: To approve the minutes of the April 26, 2010, Board Executive meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
May 24, 2010	BOD	2	Loan: To pay off the loan immediately. Motion made, seconded, and passed unanimously.	Yes
Jun 28, 2010	BOD	1	Minutes: To approve the minutes of the May 24, 2010, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
June 28, 2010	BOD	1	Minutes: To approve the minutes of the May 24, 2010, Board Executive meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
June 28, 2010	BOD	2	Design Guidelines: To approve and accept the Design Guidelines and Rules, as submitted, as an official document of the HOA. Motion made, seconded, and passed unanimously.	Yes
Sep 27, 2010	BOD	1	Minutes: To approve the minutes of the June 28, 2010, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Sep 27, 2010	BOD	2	Web site: To approve the payment of the invoices for the website. Motion made, seconded, and passed unanimously.	Yes
Sep 27, 2010	BOD	2	Signs: To authorize Linda Hansen to propose No Trespassing signs to the pool area, signs to be brown and white with words "Cielito Lindo residents and guests only." Linda to send proposals to Board members for approval before buying. Motion made, seconded, and passed unanimously.	Yes
Sep 27, 2010	BOD	2	Pool Gates: To authorize Robert Moore to have flanges attached to the pool gates to prevent them from being opened with credit cards, at a cost of not more than \$100. Motion made, seconded, and passed unanimously.	Yes
Sep 27, 2010	EXEC	1	Delinquency: To assign the collection of the debt on Lot 32 to the Professional Collection Service, Inc. Motion made, seconded, and passed unanimously.	Yes
Oct 25, 2010	BOD	1	Minutes: approve the minutes of the September 27, 2010, Board meeting and Executive meeting as submitted.	Yes
Nov 15, 2010	BOD	1	Minutes: To approve the minutes of the October 25, 2010 Board meeting with the following correction: change Chase bank to Commerce bank.	Yes
Nov 15, 2010	BOD	1	Assessments: To increase the monthly assessment to \$150.00/month. Motion made, seconded, and passed unanimously.	Yes
Dec 13, 2010	BOD	1	Minutes: To approve the minutes of the November 15, 2010 Board meeting.	Yes
Dec 13, 2010	BOD	1	Management Fee: To not approve the 3% management fee increase and maintain the management fee at the 2010 level. Motion made, seconded, and passed unanimously.	Yes
Dec 13, 2010	BOD	1	Budget: To adopt the presented 2011 budget with revisions to the management fee. Motion made, seconded, and passed unanimously.	Yes
Dec 13, 2010	BOD	1	Gates: To authorize homeowner Tim Duffin to obtain an evaluation of repairs to the gates from the original installer at a cost not to exceed \$200.00. Motion made, seconded, and passed with a vote of 3 to 1.	Yes

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Meeting Date	Meeting	Page No.	Motion	Carried
Jan 24, 2011	BOD	1	Minutes To approve the minutes of the December 13, 2010, Board meeting as submitted.	Yes
Jan 24, 2011	BOD	2	Management Contract: To approve the amendment to the contract with Cadden Community Management. Motion made, seconded, and passed unanimously.	Yes
Jan 24, 2011	BOD	2	Cleaning Company: To hire Grace Vega as pool cleaner and to terminate the contract with Felix Cleaners. Motion made, seconded, and passed unanimously.	Yes
Jan 24, 2011	BOD	2	CPA: To hire Larry Recker, CPA, to do the tax preparation and annual compilation. Motion made, seconded, and passed unanimously.	Yes
Dec 13, 2010	BOD	1	Landscape Contract: To hire AAA to take over landscaping maintenance as soon as possible with an initial clean-up cost not to exceed \$1,275.00. Motion made, seconded, and passed unanimously.	Yes

Jan 24, 2011	BOD	2	Excess operating funds: To transfer all but \$8,500 of the excess 2010 operating funds into the Reserve Account. Motion made, seconded, and passed unanimously.	Yes
Feb 28, 2011	Annual	1	MINUTES: To approve the 2010 Annual Meeting minutes of February 3, 2010.	yes
Mar 28, 2011	BOD	1	Elect Officers: On proper nominations and seconds, the following were duly elected officers of the Board of Directors: President: Rodney Rich, Vice President: Ron Kurpius Secretary: Bobbie North Treasurer: Robert Moore	Yes
Mar 28, 2011	BOD	1	Appoint Board member: To appoint Mary Fay to the Board of Directors. Motion made, seconded, and passed unanimously.	Yes
Mar 28, 2011	BOD	1	Minutes: To approve the minutes of the January 24, 2011, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Apr 25, 2011	BOD	1	Minutes: To approve the minutes of the March 28, 2011, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Apr 25, 2011	BOD	1	Water Meter: To have Baca Float change the meter for the south side from 2" to 1". Motion made, seconded, and passed unanimously.	Yes
Apr 25, 2011	BOD	2	Pool Grounds Project: 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.	Yes

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Meeting Date	Meeting	Page No.	Motion	Carried
May 21, 2011	BOD	2	Pool Repair: To authorize acceptance of proposal from Patio Pool for pool and spa recoating using pebble coat, leave existing tile, and move funds from reserve budgeted for Concrete Repair and Pool Furniture (putting those items on hold until 2012) as required to fund contract in an amount not to exceed \$12,000. Motion made, seconded, and passed unanimously.	Yes
May 21 2011	BOD	2	Tree Trimming: To authorize acceptance of proposal from AAA Landscaping for tree trimming, thinning, new plantings of shrubs and trees after clarification of issues discussed and based on items agreed to by Ron Kurpius and Robert Moore and move funds from reserve budget as required to fund contract in an amount not to exceed \$6,000. Motion made, seconded, and passed unanimously.	Yes
May 21, 2011	BOD	2	Tree Treatment: To authorize acceptance of proposal from AAA Landscaping for chemical treatment for wood borer for current year and move funds from reserve budget as required to fund contract in an amount not to exceed \$4,500. Motion made, seconded, and passed unanimously.	Yes
May 21, 2011	BOD	2	June Meeting: To cancel June meetings for 2011 and resume meeting in September 2011. Motion made, seconded, and passed unanimously.	Yes
Sept 26, 2011	BOD	1	Minutes: To approve the minutes of the April 25, and May 21, 2011, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Oct 24, 2011	BOD	1	Minutes: To approve the minutes of the September 26, 2011, Board meeting as submitted. Motion made, seconded, and passed unanimously	Yes
Oct 24, 2011	BOD	2	Pool Chair Cushions: To spend up to \$500 for cushions for the pool chairs. Motion made, seconded, and passed unanimously.	Yes
Oct 24, 2011	BOD	2	2012 Budget: To approve the budget as presented as the 2012 Budget. Motion made, seconded, and passed unanimously.	Yes
Oct 24, 2011	BOD	2	Irrigation Meter: To have the irrigation meter changed from two inches to one inch. Motion made, seconded, and passed unanimously.	Yes
Nov 14, 2011	BOD	1	Minutes: To approve the minutes of the October 24, 2011, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Nov 14, 2011	BOD	1	Minutes: To approve the minutes of the October 24, 2011, Executive Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Nov 14, 2011	BOD	2	Painting: To accept the bid from and enter a contract with L & M Custom Painting, Inc. to repair the stucco and paint the wall behind lots 4, 6, 8, 10, and 12 Calle Dorado. Motion made, seconded, and passed unanimously.	Yes
Jan 23, 2012	BOD	1	Minutes: To approve the minutes of the November 14, 2011, Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes

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Meeting Date	Meeting	Page No.	Motion	Carried
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Jan 23, 2012	BOD	1	Minutes: To approve the minutes of the November 14, 2011, Executive Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Jan 23, 2012	BOD	1	Minutes: To approve the minutes of the December 19, 2011, Informational Board meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Jan 23 2012	BOD	2	Funds: To transfer all funds in excess of \$8,500 from the Operating account to the Reserve account. Motion made, seconded, and passed unanimously.	Yes
Feb 01 2012	Annual	1	Minutes: 2011 Annual Meeting held February 28, 2011: It was moved, seconded, and carried to waive the reading of the minutes. It was then moved, seconded, and carried to approve the minutes.	Yes
Feb 01, 2012	BOD	1	Election of Officers: On proper nominations and seconds, the following were duly elected officers of the Board of Directors: President: Ron Kurpius Vice President: Rodney Rich Secretary: Bobbie North Treasurer: Mary Fay Member at Large Catherine Marrero	Yes
Mar 26, 2012	BOD	1	Minutes: To approve the minutes of the January 23, 2012, Board of Directors meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Mar 26, 2012	BOD	1	Financial Report: To approve the Financial Report. Motion made, seconded, and passed unanimously.	Yes

Mar 26, 2012	BOD	2	Crack Sealing: To enter into a contract with Sunland Asphalt to have crack sealing done this spring, at a cost of \$1,344.00, and have a full seal coat job done this fall, at a cost of \$4,083.00, for a total, with tax, of \$5,695.09. Motion made, seconded, and passed unanimously.	Yes
Mar 26, 2012	BOD	3	Appoint Committee Members: To appoint Sharon Pierce and Judith Noyes to the Design Review Committee. Motion made, seconded, and passed unanimously.	Yes
Apr 23, 2012	BOD	1	Minutes: To approve the minutes of the March 26, 2012, Board of Directors meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Apr 23, 2012	BOD	2	Clubhouse: To spend up to \$150 to replace the broken sconce in the Clubhouse. Motion made, seconded, and passed unanimously.	Yes
Apr 23, 2012	BOD	2	Sign: 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.	Yes

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Meeting Date	Meeting	Page No.	Motion	Carried
May 29, 2012	BOD	1	Minutes: To approve the minutes of the April 23, 2012, Board of Directors meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
May 29, 2012	BOD	2	CC&R's: To approve the CC&R Summary document as amended. Motion made, seconded, and passed unanimously.	Yes
Sep 24, 2012	BOD	1	Minutes: To approve the minutes of the May 21, 2012, Board of Directors meeting with corrections to the spelling of Cathy's name. Motion made, seconded, and passed unanimously.	Yes
Sep 24, 2012	BOD	2	Lantana: To spend up to \$200.00 to purchase lantana for the main entrance and Acequia. Motion made, seconded, and passed unanimously.	Yes
Sep 24, 2012	BOD	2	Charge off balances: to charge off account balances of previous owners due to foreclosure and bankruptcy. Motion made, seconded, and passed unanimously.	Yes
Oct 22, 2012	BOD	1	Minutes: To approve the minutes of the September 24, 2012, Board of Directors meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Oct 22, 2012	BOD	2	Working Meetings: To change the times of Working Meetings from 5:30 to 4:30 P.M. beginning November 12 th . Motion made, seconded, and passed unanimously.	Yes
Oct 22, 2012	BOD	3	Painting: To hire L&M Painting to paint the exterior of the patio walls at 10 Barrio de Tubac Lane (\$350) and 12 Barrio de Tubac Lane (\$450) and deduct the amounts from the painting budget. Motion made, seconded, and passed unanimously.	Yes
Nov 26, 2012	BOD	1	Agenda: To delete item h. of Unfinished Business from the Agenda. Motion made, seconded, and passed unanimously.	Yes
Nov 26, 2012	BOD	1	Minutes: To approve the minutes of the October 22, 2012, Board of Directors meeting as submitted. Motion made, seconded, and passed unanimously.	Yes
Nov 26, 2012	BOD	2	Landscaping: To accept the bid for the four trees to be planted on Acequia, at a cost of \$1100, but to not do any improvements of the side entrance for now. Motion made, seconded, and passed unanimously.	Yes
Nov 26, 2012	BOD	2	CC&R Summary: To approve the CC&R Summary as amended with the addition of language about proper notice and hearings before fines can be imposed and to distribute the Summary to all homeowners; and to initiate the fine structure. Motion made, seconded, and passed unanimously.	Yes
Nov 26, 2012	BOD	2	Unauthorized Parking: To approve the letter re parking and to include it with the CC&R Summary packet. Motion made, seconded, and passed unanimously.	Yes
Dec 17, 2012	BOD	1	Minutes: To approve the minutes of November 26, 2012. Amended: Unfinished Business. Motion passed four votes to one. Board of Directors meeting as submitted and amended: Motion made, seconded, and passed unanimously.	Yes

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Meeting Date	Meeting	Page No.	Motion	Carried
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Dec 17, 2012	BOD	2	Landscaping: To purchase 100 tons of the Wild Cat Red rocks (\$3,200) and hire a spreader and crew (\$2640) to distribute them in the places selected by the Landscape Committee. The project will be completed in 2013. Motion made, seconded, and passed unanimously.	Yes
Dec 17, 2012	BOD	2	Budget: To approve the budget as submitted and amended as above as the official 2013 Budget. Motion made, seconded, and passed unanimously.	Yes
Jan 28, 2013	BOD	1	Minutes: To approve the minutes of December 17, 2012 Motion made, seconded, and passed unanimously.	Yes
Jan 28, 2013	BOD	2	Parking: To approve and adopt all the Parking Rules as submitted, except for the provision concerning fees for parking in the Visitors areas. Motion made, seconded, and passed unanimously.	Yes
Jan 28, 2013	BOD	2	Parking: To adopt the following procedure for resident vehicles parked illegally in the visitors parking areas: 1. Place a message on the vehicle with a statement of the violation and request that the vehicle be moved; 2. If still violation, a second notice giving three days to correct; and 3. If still violation, a fine be levied, with a letter to the residents informing them. And if there is a repeat violation, the procedure is to go directly to number 3. Motion made, seconded, and passed unanimously.	Yes
Jan 28, 2013	BOD	2	Signage: To paint "No Parking" along the curb next to the pull-out area on Diego. Motion made, seconded, and passed unanimously.	Yes
Feb 25, 2013	BOD	1	Minutes: To approve the minutes of January 28, 2013 Board meeting: Motion made, seconded, and passed unanimously. To approve the minutes of February 6, 2013 organization Board meeting: Motion made, seconded, and passed unanimously.	Yes
Feb 25, 2013	BOD	1	Parking: To purchase the "No Parking" stencil for \$49. Motion made, seconded, and passed unanimously.	Yes
Mar 25, 2013	BOD	1	Minutes: To approve the minutes of February 25, 2013 Board meeting: Motion made, seconded, and passed unanimously.	Yes
Mar 25, 2013	BOD	1	Painting: To schedule the house painting as per the list submitted, with the exclusion of 132 Calle Barrio de Tubac, for a total cost of \$16,000. Motion made, seconded, and passed unanimously.	Yes
Mar 25, 2013	BOD	2	Landscaping: To approve the planting proposition of Shannon's Custom Landscaping & Garden Design for \$2,130.67. The motion was moved, seconded, and passed.	Yes

Mar 25, 2013	BOD	3	Summer Recess: To hold no Board of Directors meetings in the months of June, July, and August. Motion made, seconded, and passed unanimously.	Yes
May 20, 2013	BOD	1	Minutes: To approve the minutes of the March 25, 2013 board meeting and the April 22, 2013 informational meeting. Motion seconded and passed unanimously.	Yes
Oct 21, 2013	BOD	1	Minutes: To approve the minutes of May 20, 2013 Board meeting: Motion made, seconded, and passed unanimously.	Yes
Nov 19, 2013	BOD	1	Minutes: To approve the minutes of October 21, 2013 Board meeting. Motion made, seconded, and passed unanimously.	Yes
Dec 23, 2013	BOD	1	Minutes: To approve the minutes of November 19, 2013 Board meeting and the November 19, 2013 Executive session: Motion made, seconded, and passed unanimously.	Yes

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Meeting Date	Meeting	Page No.	Motion	Carried
Dec 23, 2013	BOD	1	Pool Cover: 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.	Yes
Dec 23, 2013	BOD	1	Management Fee: To approve the 2% management fee increase. Motion made, seconded, and passed unanimously.	Yes
Dec 23, 2013	BOD	2	Budget: To approve the 2014 Budget as submitted. Motion made, seconded, and passed unanimously.	Yes
Dec 23, 2013	BOD	2	Annual Meeting: 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.	Yes
Jan 27, 2014	BOD	1	Minutes: To approve the minutes of December 23, 2013 Board meeting. Motion made, seconded, and passed unanimously.	Yes
Mar 6, 2014	BOD	1	Election of Officer: To elect Leo Francis as president. Motion made, seconded, and passed unanimously.	Yes
Mar 6, 2014	BOD	1	Election of Officer: To elect Tom Johnstone as vice president. Motion made, seconded, and passed unanimously.	Yes
Mar 6, 2014	BOD	1	Election of Officer: To elect Marilyn Lowder as secretary. Motion made, seconded, and passed unanimously.	Yes
Mar 6, 2014	BOD	1	Legal Advice: To hire Carolyn Goldschmidt regarding the common wall issue with a cap of 5 hours of attorney fees. The motion was seconded, and passed as follows: Tom Johnstone, Leo Francis and Cathy Marrero in favor and Marilyn Lowder and Mary Fay not in favor. The motion passed.	Yes
Mar 24, 2014	BOD	1	Minutes: To approve the minutes of January 27, 2014 Board meeting: Motion made, seconded, and passed unanimously.	Yes
Mar 24, 2014	BOD	1	Minutes: To approve the minutes of March 6, 2014 Board meeting: Motion made, seconded, and passed unanimously.	Yes
Mar 24, 2014	BOD	1	Appoint Officer: To appoint Homero Lopez to the Board of Directors to replace Marilyn Lowder. Motion made, seconded, and passed unanimously.	Yes
Mar 24, 2014	BOD	2	Landscaping: To authorize the Landscape Committee to overspend their budget by \$2,000 for repairs to swale along Acequia. Motion made, seconded, and passed unanimously.	Yes
Apr 28, 2014	BOD	1	Minutes: To approve the minutes of March 24, 2014 Board meeting: Motion made, seconded, and passed unanimously.	Yes
Apr 28, 2014	BOD	1	Financial Statement: To accept the financial statement. Motion made, seconded, and passed unanimously.	Yes
Apr 28, 2014	BOD	2	Landscaping: That drainage maintenance is the responsibility of the Landscaping Committee. Motion made, seconded, and passed unanimously.	Yes
May 19, 2014	BOD	1	Minutes: To approve the minutes of April 28, 2014 Board meeting: Motion made, seconded, and passed unanimously.	Yes
May 19, 2014	BOD	1	Wall Repair: To approve the expenditure of \$250 for repairs to dry wall for Lots 7 & 32. Motion made, seconded, and passed unanimously.	Yes
May 19, 2014	BOD	1	Transfer: To Transfer painting expenses from the operating budget to the reserve budget. Motion made, seconded, and passed unanimously.	Yes

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Meeting Date	Meeting	Page No.	Motion	Carried
May 19, 2014	BOD	2	Transfer: To move the Tree Maintenance expense from the Reserve Budget to the Operating Budget. Motion made, seconded, and passed unanimously.	Yes
May 19, 2014	BOD	2	Landscaping: To approve the replacement of the palo Verde with 3 plum trees at a cost of \$292. Motion made, seconded, and passed unanimously.	Yes
Oct. 6, 2014	BOD	1	Minutes: To approve the minutes of October BOD Meeting: Moved, seconded, and approved unanimously to allow the Landscaping Committee to proceed with hiring a new landscaping company.	Yes
Oct 27, 2014			Minutes Missing	
Nov. 24, 2014	BOD	1	2015 Cielito Lindo Budget: It was moved, seconded, and approved unanimously to accept the 2015 budget.	Yes
Nov. 24, 2014	BOD	2	Revised Painting Policy: It was moved, seconded, and approved unanimously to accept the revised painting policy.	Yes
Nov. 24, 2014	BOD	2	2015 House Painting: It was moved, seconded, and approved unanimously to accept the Le Brec bid for painting for 2015.	Yes
Nov. 24, 2014	BOD	1	Design Guidelines: It was moved, seconded, and approved unanimously to make an addition to design guidelines to include steps and grates to remedy hazardous conditions in certain areas.	Yes
Nov. 24, 2014	BOD	2	Bat Netting: It was moved, seconded, and approved unanimously to pay \$60 for bat netting to deter bats from nesting in eaves of pool house.	Yes
Dec 22, 2014			Minutes Missing	
Feb 2015	Annual Mtg		Minutes Missing	
Apr 25, 2015			Minutes Missing	
Apr 27, 2015			Minutes Missing	
May 18, 2015	BOD	1	Minutes: To approve the minutes of April 27, 2015 meeting as submitted. A motion was made seconded, and passed unanimously.	Yes
May 18, 2015	BOD	3	Pool Signs: Motion: To have (2) new pool rule signs fabricated and installed as stated above. Motion was made, seconded and passed unanimously.	Yes
May 18, 2015	BOD	3	Approve of the D.S Ground Maintenance proposal. This could become effective as of June 10, 2015. New landscapers will be replacing AAA Landscaping. Motion was made, seconded and passed unanimously.	Yes
May 18, 2015	BOD	3	Hire D.S Ground Maintenance and change line 10.4 on the D.S Ground Maintenance contract, to read 6 months – for a trial basis. To be reviewed upon approval. Motion was made, seconded and approved unanimously.	Yes
Sep 21, 2015			Minutes Missing	
Sep 26, 2015			Minutes Missing	

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Meeting Date	Meeting	Page No.	Motion	Carried
Nov 9, 2015	BOD	1	MOTION: Board agreed to have Rudy drain the pool, purchase the pump and hose. This should be done as soon as possible. Motion made, seconded and approved unanimously. The contract with Green Valley Pools requires that a 30 day notice be given to terminate service.	Yes
Nov 9, 2015	BOD	1	Increase Tree Mtce: Leo Francis proposed that the tree maintenance amount be raised to \$2,750. Motion was made, seconded and approved unanimously.	Yes
Nov 9, 2015	BOD	2	Raise the Reserve Contribution amount for 2016 to \$17,684.00, as recommended in the Reserve Study. Motion was made, seconded and approved unanimously.	Yes
Nov 23, 2015	BOD		Minutes Missing	
Apr 25, 2016	BOD		Minutes Missing	
May 23, 2016	BOD		Approval of Minutes: April 25, 2016 board meeting minutes	Yes
Sep 26, 2016	BOD		Minutes Missing	
Oct 24, 2016	BOD		Minutes Missing	
Nov 28, 2016	BOD	1	Approval of Minutes: October 24, 2016 Board Meeting minutes	Yes
Nov 28, 2016	BOD	3	Communications – Leo Francis reported Intuit has a new website format and Mike Dunn has agreed to be the new webmaster.	Infor Only
Nov 28, 2016	BOD	3	Approve the budget as submitted with the following changes: add \$100 for coupons and increase reserve transfer to \$19,216. Made, 2nd, approved unanimously.	Yes
Feb 13, 2017	Annual BOD Mtg	1	Minutes: To approve the 2016 Annual Meeting Minutes as presented. Motion was made, seconded and approved unanimously	Yes
Apr 10, 2017	BOD	1	Minutes: To approve the November 28, 2016 Board of Directors Meeting minutes as submitted/amended. Motion made, seconded and passed unanimously.	Yes
Apr 10, 2017	BOD	2	MOTION: To approve the actions taken by the Association's committees as stated above. Motion made, seconded and passed unanimously	Yes
Apr 10, 2017	BOD	2	MOTION: To approve the March 2017 financials as submitted. Motion made, seconded and passed unanimously.	Yes
Apr 10, 2017	BOD	3	MOTION: To approve the quotes from Raul for the wall and sidewalk repair at 4 Calle Dorado. Board also approve for Raul to fix the front sidewalk at 11 Circulo Diego Rivera (Elizabeth's home). Motion made, seconded and passed unanimously.	Yes
Apr 10, 2017	BOD	3	MOTION: To approve of the bid from Gaston to install a metal bar at the area of the East pool for \$200.00 plus tax, and have Rudy paint the metal to blend more with the wall. Motion made, seconded and passed unanimously.	Yes
Apr 10, 2017	BOD		Parking permit information only: Parking permit Quote – Permit # will be the lot number. (1) per home. For extended period of visitor parking time. Will need to be displayed on the dashboard. Delete Wording “HOA”, change to say Visitor Parking. Add fee if lost @ \$5.00. Add “Parking regulations apply”.	Infor Only
Apr 10, 2017	BOD		Crack seal & seal coating – Discussion ensued. Bob recommends the Board accept the bid from Bates Paving with the addition of the premium surface quote. Stripe not needed.	Yes

Meeting Date	Meeting	Page No.	Motion	Carried
			MOTION: To accept the bid with the with the above stated changes. Motion made, seconded, and passed unanimously.	
Jul 24, 2017	Special BOD Mtg		Minutes Missing	
Sep 11, 2017	BOD	1	MEETING MINUTES • April 10, 2017 Board of Directors Meeting Minutes. • April 10, 2017 Executive Session Meeting Minutes • July 24, 2017 Special Board of Directors Meeting • February 13, Annual Meeting Minutes (as draft for dissemination). A motion was made, seconded and carried to accept the minutes of the April 10th 2017 Board of Directors Meeting; April 10th 2017 Executive Session Meeting; July 24th Special Board of Directors meeting; and the February 13th, 2017 Annual meeting (with the noted edits). (Maytorena/Marrero)	Yes
Sep 11, 2017	BOD	1	New Management Company: • Manager’s Report – Tammy Censky, community manager with Stellar Property Management, LLC informed the board of the process of transitioning files from Cadden Community Management noting that there were many years’ worth of information transferred. It was noted that a change of statutory agent will need to be recorded with the Arizona Corporation Commission. The board was in agreement that Stellar should act as the Statutory Agent for the Association. Documents will be completed and provided to Leo Francis for signature.	Infor Only
Sep 11, 2017	BOD		Pool New cushion storage and preservation chest-Chest purchased for \$175 with Board approval. Expenses reimbursed. Sufficient to hold 10 chair cushions. Lounge cushions to be purchased and stored in the pool house for now.	Infor Only
Sep 11, 2017	BOD		Pool: Discussion held concerning painting of the reinforcing anchor plats installed around the pool entry portal. The intention was to paint the anchor plates to match the adobe block. Comments Page 3 of 4 were made that the black color of the anchor plates looked nice. A motion was made, seconded and carried to leave the anchor plates black. (Francis/Maytorena)	Yes
Sep 11, 2017	BOD		Annual Mtg: Annual Meeting-Management requested the Annual Meeting date be rescheduled due to a conflict. The Bylaws for the Association note that the meeting should take place on the first Wednesday in February which would be February 7th. It was agreed to move the meeting to February 7th, 2018.	Infor Only
Sep 11, 2017	BOD		Irrigation: The only areas where the Association maintains the system is at the entryway, at the pool and along the south side of the community outside the rear patio walls. The Board was in unanimous agreement to respond to the homeowner that the Association does not take responsibility of their private irrigation system. A policy will be drafted by management to clarify this issue for the members.	Yes
Dec 4, 2017	Special BOD Mtg		Minutes Missing.	
Dec 11, 2017	BOD	1	MEETING MINUTES • September 11th, 2017 Board of Directors Meeting Minutes. • December 4th, 2017 Special Meeting Minutes. Minutes of the September 11th and December 4th Board of Director’s Meetings were reviewed and discussed. It was noted that corrections should be made to reflect that Rudy is the community pool contractor rather than Raul and Mike Dunn is responsible for updating the website and not Mike Fay. A motion was made, seconded and carried to accept the minutes with the noted corrections.	Yes
Dec 11, 2017	BOD	1	New Landscaping Company: Creative Landscape began services on December 1st. The contractor Page 2 of 3 is working on resolving outstanding issues to include irrigation and will return to completing maintenance responsibilities a section at a time. The community will be broken up into four sections with each section being serviced once per month. Pre-Emergent chemicals are included in the contract as well as maintenance of the east end which was once a separate contract saving the Association money. Raul Amezcua was informed that he will no longer need to do the east side of the community. It was requested management find out what day of the week the new contractor will service the community.	Infor Only

Meeting Date	Meeting	Page No.	Motion	Carried
			Homeowners were asked to contact Tammy Censky with any landscape issues they observe.	
Dec 11, 2017	BOD	2	Landscape Contract Addendum -The addendum to the previously accepted landscape maintenance contract was discussed. It was noted that the addendum provides that pre-emergent is included in the contract twice per year, trees are to be trimmed up to 12 feet and the contract may be terminated after the one year anniversary date with a 30 day notice. (Fay/Dunham)	Yes
Dec 11, 2017	BOD	2	Irrigation Repair -Proposal received from Creative Environments Landscape was reviewed and discussed. It was noted that there are a few homes whose front yards are on common area irrigation but not all resulting in an inequality among members. A motion was made, seconded and carried to discontinue irrigation in front yards of individual homes and ask Steve to add the interior pool area to the irrigation repair bid if repairs are needed in that area this year. It was requested that management talk with the contractor to determine if the 3 plum trees near the pool are still in need of irrigation. Current bid for repairs to the irrigation system as proposed were approved. Management will request a map from the contractor showing where the irrigation lines are to be discontinued so that homeowners can be informed in case they would like to extend their irrigation to any plants in their front yards	Yes
Dec 11, 2017	BOD	2	Painting contract to be bid every 3 years: Exterior Painting-Proposal in Packet-Proposals were reviewed and discussed from L and M Custom painting. A motion was made, seconded and carried to accept the bids as presented and schedule the painting for the first week in March. (Francis/Maytorena) A motion was made, seconded and carried to put the painting contract out to bid every 3 years. (Francis/Maytorena)	Yes
Dec 11, 2017	BOD	2	Community Wide Tree Trimming -Proposal in Packet-Estimate from arborist Juan Barba was reviewed and discussed. Estimate totaled \$4,705. Homeowners inquired about have trees on the east side of the community trimmed to open their views. It was noted that any homeowner wishing to have additional Page 3 of 3 work done to a tree in the common area would need to complete a modification request form to be reviewed by the Design Review Committee. The request would not be approved unless the arborist could verify that the additional modifications for a tree would not harm the tree. Any special requests from homeowners would need to be at the homeowners expense. A motion was made, seconded and carried to accept the tree trimming estimate as submitted. (Fay/Francis)	Yes
Dec 11, 2017	BOD	3	2018 budget Final -In packet-The final 2018 budget was reviewed and discussed. A motion was made, seconded and carried to accept the budget as presented. (Fay/Dunham)	Yes
Dec 11, 2017	BOD	3	Pool Temperature Policy -Leo Francis noted that the Board of Directors recently authorized a change in the pool temperature to 82 degrees from 80 degrees November 1st through March 31st therefore the pool policy in the Design Guidelines should be updated to reflect the change. A motion was made, seconded and carried to amend the pool policy to read that the pool is heated to 80 degrees from October 1st to the 31st , 82 degrees from November 1st to March 31st and 80 degrees from April 1st to April 31st. The hot tub is heated to 102 degrees year-round. (Fay/Dunham)	Yes
Jan 25, 2018	BOD	1	DMR for Lot 20: A motion was made, seconded and carried to ratify the prior approval of the submitted DMRs on the terms and conditions stated in the hearing response letter, and accept the clarification of the sequence of events for the official records. (Fay/Dunham) None opposed	
Jan 25, 2018	BOD	1	In relation to vegetation growing above the walls: A motion was made, seconded, and carried to set up a meeting between the Board of Directors and the Design Review Committee to review the criteria and discuss any possible modifications. Input will be solicited by from the members for consideration by the Board and Design Review Committee. It was requested that management attend the meeting as well. (Fay/Marrero) None opposed. Meeting established for February 20th at 9am.	

Meeting Date	Meeting	Page No.	Motion	Carried
Feb 20, 2019			Minutes Missing	
Feb 26, 2018	BOD		Minutes Missing	
Apr 9, 2018	BOD	1	MEETING MINUTES • 12.11.17 Board of Directors Meeting Minutes-Minutes reviewed. A motion was made, seconded and carried to ratify the acceptance of the minutes as presented. (Marrero/McNeil) • 1.25.18 Special Board of Directors Meeting Minutes-Minutes reviewed. A motion was made, seconded and carried to accept the minutes as presented. (Dunham/Marrero) • 2.26.18 Annual Membership Meeting Minutes as a Draft for Publication-Minutes reviewed. A motion was made, seconded and carried to ratify the acceptance of the minutes as presented. (Marrero/McNeil)	Yes
Apr 9, 2018	BOD	2	Reserve Study Update -Proposal reviewed. Estimate with site visit is \$999.00. A motion was made, seconded and carried to accept the proposal with onsite visit. (Francis/Dunham) The Board requested they be notified of the date of the walk around in case anyone wants to walk with the contractor.	Yes
Apr 9, 2018	BOD	3	Interior Courtyard Modifications Discussion -Issue discussed. A motion was made, seconded and carried to send out an email blast reminding members of the rules as they pertain to interior courtyards and inform members that the Design Review Committee would review the community to determine where issues may exist. DRC will first address areas that affect only one member. A second review will be conducted to determine areas that effect more than one property owner. The committee will contact both property owners to review issue and determine a resolution. Any homeowner in disagreement with a decision of the DRC may appeal the decisions to the Board of Directors. (Maytorena/Marrero)	Yes
Jul 9, 2018	BOD	1	Landscape Maintenance Expenses: Chula Vista’s annual contract is \$30,480. Cielito Lindo’s Total 2018 budget for Landscape Mtce is \$19,568.00, Table until Sept.	Table
Jul 9, 2018	BOD	1	Irrigation Repair Plan & Quote: Irrigation moved from Creative Environments to Chula Vista Irrigation. Front entry irrigation needs wiring fixed. Decision: have Chula Vista repair wiring. Give Landscape Chair the authority to approve Landscaping expenses up to \$500 without going through the approval process of the board. Per Leo Francis’s meeting minutes.	Yes
Jul 9, 2018	BOD	1	Irrigation: Restore irrigation to the front of Lots 17-24 and Disconnect the back-yard irrigation to Lots 3 & 19. Per Leo Francis’s meeting minutes.	Yes
Sep 10, 2018	BOD	1	Minutes: 4.9.18 Board of Directors Meeting Minutes-Minutes were reviewed and discussed. Leo Francis discussed a couple of changes that she felt should be incorporated. Edits discussed. A motion was made, seconded and carried to amend the sentence that states that while views are not protected or guaranteed, the board has agreed to take views into consideration when they allowed members of the community to have trees trimmed in common areas to open a view, will add the word restore to that statement. (Francis/Marrero) Cathy Marrero was not in favor of the motion.	Yes
Sep 10, 2018	BOD	1	Minutes: July 9th Special Meeting-Meeting minutes were reviewed. It was unanimously agreed to table action on approval of the minutes until the next meeting.	Tabled
Sep 10, 2018	BOD	1	Financial Report -Financial report included in the Boards packet was reviewed and discussed. A motion was made, seconded and carried to write off the bad debt of past lot 37 owner in the amount of \$862.07. in the amount of \$862. (Francis/Marrero).	Yes
Sep 10, 2018	BOD	1	Taxes: have been filed as well as the Arizona Corporation Commission report. It was noted that the compilation has not been completed as it exceeded the budget amount. A motion was made, seconded and carried add to the budget to have a compilation completed in the amount of \$650. (Francis/Marrero)	Yes

Meeting Date	Meeting	Page No.	Motion	Carried
Sep 10, 2018	BOD	2	New Landscape Company: -Ron Kurpius reported that a new company was hired in July after seeking proposals from 3 companies. Two proposals were received. Chula Vista was selected to take over maintenance of the community. Community was divided into 4 sections with one section being completed each week. Changes have since been made breaking the community into 5 sections with the east side of the community being on its own week. Ron noted that the crew is doing a good job and have caught up on the work that needed to be done for the most part. Repairs have been made to the irrigation system. It was noted that communication from homeowners about landscape issues should be sent to management. Management will contact Ron who will communicate with the landscape crew. Ron also discussed the boards desire to move to a more xeriscape plan for the common areas. It was requested that a meeting be set up at some point with the landscape team to discuss the xeriscape plan.	Infor Only
Sep 10, 2018	BOD	2	Compliance Policy -Policy discussed. Action tabled until all board members are present.	Tabled
Oct 29, 2018	BOD	1	Increase in Assessments r/t: requested that painting be moved back to the operating budget rather than the reserve budget. Management will contact the Reserve Study analyst to remove painting from the reserve expenses. Management noted that removing the painting from Reserves will require the expense to be paid from the operating account each year and with the increase in landscape maintenance cost it would be necessary to increase the assessments to insure funds are available for all operating expenses.	Infor Only
Dec 10, 2018	BOD	1	Minutes: 7.9.18 Special Board of Directors Meeting-Minutes were reviewed. A motion was made, seconded, and carried to accept the minutes as presented. (Dunham/McNeil) > 9.10.18 Board of Directors Meeting Minutes- Minutes were reviewed. A motion was made, seconded, and carried to accept the minutes as presented. (Dunham/McNeil) > 10.29.18 Special Board of Directors Meeting- Minutes were reviewed. A motion was made, seconded, and carried to accept the minutes as presented. (Moreno/McNeil)	Yes
Dec 10, 2018	BOD	1	DRC Note: Interior Courtyard Modifications -David Dunham reported that he conducted a walk-through of the community concerning homes with vegetation growing above the wall and believes that the documents do not prohibit vegetation above the wall	Infor Only
Dec 10, 2018	BOD	2	Landscape Provider: Ron Kurpius proposed that the association maintain its contract with its current landscape provider Chula Vista. Discussion held concerning the process to find another contractor over the summer after the last contractor cancelled services. A motion was made, seconded, and carried to continue contract unless a better price can be obtained by signing an agreement for a term of 3 years.	Yes
Dec 10, 2018	BOD		Pool Lights: -Discussion held concerning lighting at the recreation facility and pool. A motion was made, seconded, and carried to authorize Leo Francis to purchase two flood lights at \$185 each and one battery operated light for the gate area at a cost of \$27 to be installed by Raul Azmuca. (Francis/Dunham) A motion was made, seconded, and carried to have Raul Azmuca troubleshoot electrical issues and repair if possible or advise if an electrician should be contacted. (Francis/Dunham)	Yes
Dec 10, 2018	BOD	2	Pool Parties and homeowner usage: Closed vs. Open Parties-Discussion held concerning pool reservations and whether access to the pool is prohibited to members of the community when a homeowner reserves the area for a private function. It was agreed by the board that the reservation form should be modified to make it clear that members of the community cannot be restricted from access to the pool. When the area is reserved it is for the community room and kitchen facilities only, not the pool. Notices should be placed at each entrance a week prior to the event to inform members of the community. Management will specify information on the reservation form	Yes
Dec 10, 2018	BOD	2	Assessment increase 20%: 2019 Budget-Budget was reviewed and discussed. The board requested that the two assessments for Cielito Lindo and the Barrio Master HOA be broken out on the budget, General Maintenance be increased to \$2500, reserve contribution be increased to be in line with what the new reserve study indicated the contribution should be and an increase in the management fee of an additional \$500 for extra meetings. A motion	Yes

Meeting Date	Meeting	Page No.	Motion	Carried
			was made, seconded, and carried to accept the budget with a 20% increase in the Cielito Lindo Assessment rate. (Francis/Marrero)	
Dec 10, 2018	BOD	3	Reserve Study Update Final -The latest version of the reserve study was reviewed. The only change made from the previous draft was removing painting from the reserves. This reduced the recommended 2019 contribution from \$45,000 to \$20,000 to get us to 30% funded. A motion was made, seconded, and carried to accept the revised study. (Francis/Marrero)	Yes
Dec 10, 2018	BOD	3	Compliance Policy -Tabled.	Tabled
Dec 10, 2018	BOD	3	Flood Ditches : Raul's bid for installation of flood ditches-Leo Francis discussed bids from Raul Azmuca for flood control between lots 32 and 33 and 36 and 37. Bids totaled \$2200. A motion was made, seconded, and carried to accept the quotes to be paid from the general maintenance fund in the 2019 budget. (Francis/Marrero)	Yes
Dec 10, 2018	BOD	3	Street repairs -Street repairs were discussed. Homeowner scraped surface of asphalt resulting in a small area of asphalt damage. Management contacted three asphalt contractors who all indicated that the asphalt damage was not significant enough to warrant a repair. It was agreed to tend to the area at the next community wide street maintenance project.	Yes
Dec 10, 2018	BOD		Compact Car Parking : A motion was made, seconded, and carried to paint the far south spot with a stencil indicating that area for compact cars only to alleviate the safety concern. Mike Fay volunteered to take care of the stenciling.	Yes
Dec 10, 2018	BOD	3	BOD Meeting Increase : It was agreed that more meetings are needed as there is a lot of business that needs to be attended to between quarterly meetings and one of those quarterly meetings is the annual meeting at which no business can be conducted. It was suggested that meetings be held during the months of January, March, April, September, October and December with the Annual Membership meeting to be held in February. Additional funds allocated in the budget management services for additional meetings.	Yes
Jan 28, 2019	BOD	1	MEETING MINUTES 12.10.18 Regular Board of Directors Meeting-A motion was made, seconded, and carried to ratify the approval of the December 10th, 2018 Board of Directors Meeting Minutes. (Marrero/McNeil)	Yes
Jan 28, 2019	BOD	1	Financial Report -November through December 2018-Financials reviewed and accepted. A motion was made, seconded, and carried to catch up the reserve contributions from the previous year in the amount of \$11,549.41 and make the final reserve contribution for 2018 in the amount of \$4801. (Francis/Marrero)	Yes
Jan 28, 2019	BOD	2	Interior Courtyard Modifications -David Dunham reported regarding interior courtyard modifications noting that the DMR's management pulled from the historical files were reviewed. The committee separated the homes into 3 categories to include homes with no vegetation above walls, homes with vegetation above walls only visible to that homeowner and homes where vegetation is visible above walls that may be visible by a neighbor. After reviewing the historical data, the committee noted that 6 homes submitted DMR that mentioned landscape and of those 6 only 3 mentioned landscape above the wall. David noted that the documents list rules that members must follow, and the board is required to enforce the rules. David noted that he could find no language that prohibited vegetation above the wall and therefore believes that the committee has no further action to take.	Infor Only
Jan 28, 2019	BOD	3	Revised Reservation Form -The revised reservation form was reviewed and discussed. It was requested that the word Pool be removed from the title of the form, deposit be refundable upon satisfactory inspection of the area, reference to a minimum number of guests be removed, and that a member of the pool committee or Board of Directors sign the form on behalf of the Association. Reservation forms received will be sent to all Board members and the pool committee when received. A motion was made, seconded and carried to approve the form with the noted edits. (Francis/McNeil)	Yes
Jan 28, 2019	BOD		Compliance Policy -Compliance Policy was reviewed. It was noted that the policy was first presented to the board in September of 2018. Discussion held. Leo Francis proposed	Tabled

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Meeting Date	Meeting	Page No.	Motion	Carried
			modifications to the form. Leo will send requested edits to management and a final review of the policy will be conducted at the March meeting. Policy tabled until the March meeting	
Feb 25, 2019	Special BOD		DRC & BOD Meeting: Interior Courtyard and Interior Rear Yard Improvements Visible from Neighboring Property. Discussion, no motions made.	Tabled
Feb 25, 2019	Annual Meeting		Election of Officer: To elect Lois Zettlemoyer as president. Motion made, seconded, and passed unanimously.	Yes
Feb 25, 2019	Annual Meeting		Election of Officer: To elect Jim Horn as Vice-president. Motion made, seconded, and passed unanimously.	Yes
Feb 25, 2019	Annual Meeting		Election of Officer: To elect Cathy Marrero as Secretary. Motion made, seconded, and passed unanimously.	Yes
Feb 25, 2019	Annual Meeting		Election of Officer: To elect Hilde McNeil as Treasurer. Motion made, seconded, and passed unanimously.	Yes
Feb 25, 2019	Annual Meeting		Election of Officer: Jerry Barden was appointed by the board to fill the remaining term of Leo Francis and to serve as the Design Review Committee Chairperson. Motion made, seconded, and passed unanimously.	Yes
Mar 25, 2019	BOD		Minutes: To approve the minutes of Jan 28, 2019. Motion made, seconded, and passed unanimously. (Horn/Marrero)	Yes
Mar 25, 2019	BOD		Minutes: To approve the minutes of Feb 25,2019 Special Board of Directors Meeting. Motion made, seconded, and passes unanimously. (McNeil/Barden)	Yes
Mar 25, 2019	BOD		Minutes: To approve the minutes of Feb 25, 2019 Organizational Board of Directors Meeting. Motion made, seconded, and passed unanimously. (Horn/Zettlemoyer)	Yes
Mar 25, 2019	BOD		Minutes: Review and Accept Draft of Feb 25, 2019 Annual Member Meeting Minutes for Posting to Website. Motion made, seconded, and passed unanimously to accept the minutes presented as a draft for posting to the community website. (McNeil/Horn)	Yes
Mar 25, 2019	BOD		DRC•Committee Membership: Motion was made, seconded, and carried to appoint Jane Barden, Jane Horn and Robert Moore to the DRC Committee. (McNeil/Horn)	Yes
Mar 25, 2019	BOD		Landscape: A motion was made, seconded, and carried to appoint Leo Francis to serve on the Landscape Committee. (Zettlemoyer/Horn)	Yes
Mar 25, 2019	BOD		Communications Committee: Leo Francis volunteered to reactivate the communications committee. A motion was made, seconded, and carried to appoint Leo Francis and Mike Dunn (website administrator) ,to the committee (Zettlemoyer/Horn).	Yes
Mar 25, 2019	BOD		Nominating Committee: A motion was made, seconded, and carried to appoint Cathy Marrero and James Horn to serve as co-chairs until the next annual meeting.	Yes
Mar 25, 2019	BOD		Compliance Policy: Ratify Approval of Final Draft-A motion was made, seconded, and carried to ratify the approval of the Compliance policy. (Zettlemoyer/Marrero)	Yes
Mar 25, 2019	BOD		Community Wide Tree Trimming-Proposal: A motion was made, seconded, and carried to accept the proposal as provided. (Zettlemoyer/Horn) Estimate is \$4700 and within budget.	Yes
Mar 25, 2019	BOD		Barden tree root concern. Proposal reviewed and discussed. Homeowner requested that the tree root be cut per the recommendation and the area reviewed for the possibility of any other tree roots causing damage. If there are other roots that could cause a potential issue the homeowner would like to have the tree removed. A motion was made, seconded, and carried to approve the request. (Horn/Marrero)	Yes
May 13, 2019	BOD		Minutes: To approve the minutes of 3/25/19 Regular Board of Directors Meeting: Motion made, seconded, and passed unanimously. (Marrero/Horn)	Yes

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Meeting Date	Meeting	Page No.	Motion	Carried
Sept 9, 2019	BOD		Minutes: To approve the minutes of 5/13/19 Regular Board of Directors Meeting: Motion made, seconded, and passed unanimously. (Barden/McNeil)	Yes
Oct 14, 2019	BOD – Budget Meeting		2020 Draft Budget- The draft budget was reviewed and discussed. It was requested that management add an additional \$500 to the exterior painting estimate bringing the total budgeted for 2020 to \$15,500 and an additional \$400 to the plant replacement line item bringing the total for 2020 to \$800. Funding of the reserves was discussed. It was noted that the community is currently at a 36% funded level . A large expenditure is expected in 2029 in the amount of \$185,000,	Infor
Oct 14, 2019	BOD – Budget Meeting		Assessment increase: It was agreed that an increase in the reserve funding is needed. A motion was made, seconded, and carried to increase the Cielito Lindo Assessment rate for 2020 by 5%, increasing the assessments from \$163 per month to \$171 per month with notice and explanation regarding the need for the increase to be sent out to the members with the next billing. (Barden/McNeil)	Yes
Dec 9, 2019	BOD		Minutes: To approve the minutes of 9/9/2019 Regular Board of Directors Meeting: A motion made, seconded, and carried to accept the minutes as presented. (Horn/McNeil)	Yes
Dec 9, 2019	BOD		Minutes: To approve the minutes of 10.14.19 Special Budget Meeting: A motion was made, seconded, and carried to accept the minutes as presented. (McNeil/Horn)	Yes
Dec 9, 2019	BOD		Landscape Committee: Announced that Cathy Marrero will be Landscaping Chair with fellow members, Leo Francis and Robert Moore.	Infor Only
Dec 9, 2019	BOD		Financial Report: September through November 2019. Motion made, seconded, and carried to accept financial report as reviewed.	Yes
Feb 5, 2020	Organizational Meeting		Election of Officers Officer positions. A motion was made seconded, and carried to nominate and elect Lois Zettlemoyer as President, Jim Horn as Vice President, Cathy Marrero as Secretary, Hilde McNeil as Treasurer.	Yes
Feb 5, 2020	Organizational Meeting		Open Director Position: Kevin Baker appointed by the Board to fill the open director position until the next annual meeting and to serve as the Design Review Committee Chairperson. (Zettlemoyer/Horn)	Yes
Feb 5, 2020	BOD		Exterior Painting- A motion was made, seconded, and carried to accept the bid provided by L and M Painting. (Horn/McNeil) Cathy Marrero voted against.	Yes
Feb 5, 2020	BOD		Tree Trimming- A motion was made, seconded, and carried to accept the tree trimming estimate in the amount of \$3900 provided by Juan Barba. (Horn/McNeil)	Yes
Feb 5, 2020	BOD		Pool Sand Filter- A motion was made, seconded, and carried to move forward with the replacement of the sand filter for the pool in the amount of \$1050.32. (Horn/McNeil)	Yes
April 13, 2020	BOD		Minutes: To approve the minutes of Dec 19, 2019 Board meeting: Motion made, seconded, and passed unanimously.	Yes
April 13, 2020	BOD		Minutes: To approve the minutes of Special BOD mtg on Jan 20,2020. Motion made, seconded, unanimously approved. (McNeil/Horn)	Yes
April 13, 2020	BOD		Minutes: To approve the minutes of the Feb 5 th , 2020 Annual Organizational Meeting. It was moved, seconded, and approved unanimously.	Yes
April 13, 2020	BOD		Painting Scheme: It was moved, seconded, and approved unanimously to approve the change from an 8-year to a 9-year rotational painting schedule. (Zettlemoyer/Baker)	Yes
	Special BOD		Re-opening the pool in relation to Covid-19: Discussion held concerning re-opening of the pool and general advice received from HOA legal team. It was noted there would be special requirements to opening the pool in the wake of the Covid-19 Pandemic and those	Tabled

Meeting Date	Meeting	Page No.	Motion	Carried
May 8, 2020			regulations are not yet clear. The Board is waiting to obtain information from Santa Cruz County Health and Safety concerning any regulations that may be put into place. A motion was made, seconded, and carried to table further discussion on opening the pool until the next meeting at which time more information may be available. (Zettlemoyer/Marrero)	
May 8, 2020	Special BOD		2020 Pool Repair Work: It was moved, seconded, and approved unanimously to accept Raul Amezcua’s bid of \$1390 for clubhouse/pool repair work.	Yes
May 8, 2020	Special BOD		2020 Pool Renovation Work: It was moved, seconded, and approved unanimously to accept E-Konomy Pool Service bid of \$6325 for Pool & Spa tile cleaning, replace plastic stripping w/ caulking, clean deck, repair cracks, and apply 2 coats of sand beige deck sealer.	Yes
May 8, 2020	Special BOD		Salt Pool Set-up costs: After discussion, it moved, seconded, and approved to not replace the salt pool system due to significant costs involved. Approx. \$8,000 for Commercial arrangement.	Yes
May 8, 2020	Special BOD		Hours of operation for pool: motion made, seconded, and carried to table discussion of operating hours until next meeting.	Tabled
May 8, 2020	Special BOD		Fill Depression in pool area next to West wall: It was moved, seconded, and approved unanimously to accept Raul Amezcua’s bid of \$700 to build a barrier around the existing tree and fill the area with dirt and gravel.	Yes
May 8, 2020	Special BOD		2020 budget spreadsheet for pool renovations and maintenance work: Motion was made, seconded, and carried to accept proposed budget as presented.	Yes
Jun 8, 2020	BOD		Minutes: To approve the minutes of April 13, 2020 Board meeting: Motion made, seconded, and passed unanimously. (Zettlemoyer/Baker)	Yes
Jun 8, 2020	BOD		Minutes: To approve the minutes of May 8, 2020 Special Board meeting: Motion made, seconded, and passed unanimously. (Baker/Marrero)	Yes
Jun 8, 2020	BOD		Pool Co-Chairs: Motion made to appoint Maggie Steffen and Lynn Baker as Co-chairs for the pool committee. Seconded and carried. (McNeil/Baker)	Yes
Jun 8, 2020	BOD		Rewire Circuit Breaker Box at pool: Fall quotes have been requested for rewiring circuit breaker box at pool. \$1000 approved on 5/8/20 @ Special Mtg. Quotes will be reviewed at Sept BOD mtg.	Yes
Jun 8, 2020	BOD		Communications Policy: Motion made for Attorney, Mike Shupe, to draft communication policy for board & committee communication to homeowners. Seconded and passed unanimously.	Yes
Jun 8, 2020	BOD		Road Maintenance Committee: Motion made, seconded, and carried to appoint Bob Roberts and Colin Steffen to the Road Maintenance Committee for 2021. Reserve dollars set at \$16,824. (Horn/Baker)	Yes
Jun 8, 2020	BOD		Reset Parking Variances: Motion made and seconded to reset all parking variances with at date of Oct 15, 2020. Anyone requiring a variance would need to reapply. Vote 4 approve: 1 against (Cathy Marrero) Passed.	Yes
Jun 8, 2020	BOD		Remove the phrase “No exceptions” from current language of parking guidelines. Variances should have a Start and End date. Motion passed with a vote of 4:1. Cathy Marrero against. Mgt will send out letter & email blast.	Yes
June 16, 2020	BOD		Minutes: To approve the minutes of June 8, 2020 Board meeting: Motion sent by email to HOA board. All members e-voted and passed unanimously. (Zettlemoyer)	Yes
Aug 17, 2020	BOD	1	DRC Committee: Jane Barden has resigned from the DRC committee; Dale Baker has been appointed as the replacement.	Yes
Aug 17, 2020	BOD	2	Pool: Motion to accept bid for new pump/motor for spa @ \$950 for parts and labor included. Paid from Reserve budget. Seconded and passed unanimously.	Yes

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Meeting Date	Meeting	Page No.	Motion	Carried
Aug 17, 2020	BOD	2	Pool: Motion made to purchase replacement of cartridges for spa filter @ \$369 from Amazon. Cartridges to be installed by Dean's affordable pool svc. Paid from Reserve budget. Seconded and passed unanimously.	Yes
Aug 17, 2020	BOD	3	Landscape Committee: Motion: Landscaping committee will arrange to trim/cut/mow the vegetation/trees in the area on the East side of the community. This will be limited to the HOA common property, which includes the area from the backside of the homes on the East side to the marked property line, presently noted by survey stakes. Seconded and passed unanimously.	Yes
Oct 12, 2020	BOD	1	Minutes: To approve the minutes of Aug 17th, 2020 Regular Board meeting: Motion made, seconded, and passed unanimously. (Baker/Marrero)	Yes
Oct 12, 2020	BOD	1	Storm Insurance: Ratify Action in Lieu to accept storm damage insurance addendum \$409 Annual Premium-Unanimous approval to ratify the acceptance of the insurance addendum by email.	Yes
Oct 12, 2020	BOD	1	Landscape Committee Proposal: motion was made, seconded, to ban Monstrosity Tree Service from working in the community per the Landscape Committee's request. (Zettlemoyer/Baker) Discussion held. Vote was 4 against and 1 for. Motion failed	No
Oct 12, 2020	BOD	1	Pool: Spa Heater Quote \$3,050. Motion made, seconded, and carried to replace the spa heater with a Raypak commercial grade heater in the amount of \$3,100. (Zettlemoyer/Baker)	Yes
Oct 12, 2020	BOD	1	Newsletter Co-chair: Appoint Sharon Pierce as co-chair/co-editor-Motion made seconded and carried to add Sharon Pierce as a co-editor for the newsletter. (McNeil/Horn) Motion passed unanimously	Yes
Nov 9, 2020	Budget Mtg	1	Tree Trimming 2021: Two arborists were contacted to provide estimates for tree trimming needs, Petr Chylik with Brightview and Juan Barba. A motion was made, seconded, and carried to obtain a 3 rd arborist review of community trees an authorize an expenditure of \$500 for the review. (Zettlemoyer/Horn)	Yes
Nov 9, 2020	Budget Mtg	1	2021 Budget: A motion was made, seconded, and carried to accept the budget as presented. (Zettlemoyer/Baker)	Yes
Dec 14, 2020	BOD	1	Minutes: Motion to approve the minutes of Oct 12th, 2020 Regular Board meeting: Motion made, seconded, and passed unanimously. (Baker/Horn)	Yes
Dec 14, 2020	BOD	1	Minutes: Motion to approve the minutes of Nov 9th, 2020 Special Board meeting: Motion made, seconded, and passed unanimously. (Baker/Horn)	Yes
Dec 14, 2020	BOD	1	Pool: Motion to accept bid for replacement of Backwash valve for pool at \$450 for parts and labor included. Seconded and passed unanimously.	Yes
Dec 14, 2020	BOD		Code of Conduct: Motion made, seconded, and carried to accept the Code of Conduct as edited at the Dec 7th Work Session by the board. (Horn/Baker)	Yes
Dec 14, 2020	BOD		Abeyance Request: Proposal: motion was made and seconded regarding an abeyance request for DMR Denial. (Horn/Baker) Discussion held. Vote was 3 against and 0 for. Motion failed	No
Dec 14, 2020	BOD		Annual Meeting: The manger asked that the annual meeting date be changed from Feb 3 rd to Feb 10 th due to family conflict. Motion made, seconded, and carried. (Horn/Zettlemoyer)	Yes
Jan 4, 2021	Special BOD	1	Request by Homeowner for Review of Abeyance request: Reconsideration tabled until Feb 1st, while homeowner seeking further information from Master Barrio.	Tabled
Feb 1, 2021	Special BOD	1	Abeyance request: Motion made/seconded/ and carried as follows: (Horn/Marrero) • Allow the tank to remain in place while the Adhoc committee works with the Master Barrio for a variance or change of Master Barrio CC&R's to allow for Rainwater harvesting cisterns/tanks with the following stipulations.	Yes

Meeting Date	Meeting	Page No.	Motion	Carried
			<ul style="list-style-type: none"> • The time limit for a CC&R change or variance must occur before August 1st, 2021. If there has been no change to the CC&R's during this timeframe the tank/cistern must be removed by Sept 1st, 2021 without any additional discussion. • If prior to the August 31st date, the Master Barrio determines that the CC&R's will not be changed, and cisterns/tanks will not be allowed. The cistern/tank must be removed within 30 days of the Master Barrios decision. • If the Master Barrio indicates that it will allow cistern/tanks to become allowed in the community. The owner of Lot 21 must then resubmit a Design Modification request to the Design Review Committee for approval of the existing tank. The DRC previously denied the cistern/tank because it was considered too large and too visible to the neighbors on the North side of Lot 21 and visible from the Anza trail walking path. The DRC may require a size change to the cistern/tank or shielding of the existing tank before giving approval. 	
Feb 10, 2021	Special BOD	1	Minutes: Motion to approve the minutes of Dec 14th, 2020 Board meeting: Motion made, seconded, and passed unanimously. (Zettlemoyer/Horn)	Y
Feb 10, 2021	Special BOD	1	Minutes & Correction: Motion to approve meeting minutes from Feb 2, 2021 w/ the following correction. Item 3: "If the Master Barrio determines that the CC&Rs will not be changed to allow cisterns/tanks to be allowed in the community prior to the August 1st date; the cistern/tank must be removed within 30 days of the Master Barrios decision." A motion was made, seconded, and carried to accept the minutes with the noted edit. (Zettlemoyer/Horn)	Y
Feb 10, 2021	Special BOD	1	Communication Protocol- A motion was made, seconded, and unanimously carried to accept the updated communication protocol. Zettlemoyer/Baker) Posted to the Website.	Y
Feb 10, 2021	Special BOD	1	Updated Painting Quotes from Leo Martinez- Revised quotes reviewed. It was noted that the Association is responsible for painting outside of patio walls and owners are responsible for the inside. A motion was made, seconded, and carried to accept the revised quotes as submitted and attached as part of the minutes. (Zettlemoyer/McNeil)	Y
Feb 10, 2021	Special BOD	1	Follow-Up Dates for Adhoc Committee- Discussion held concerning deadline dates for progress updates from the Ad Hoc Committee. A motion was made, seconded, and carried to approve the following dates, end of each month beginning in February 2021 and ending with July 2021. (Zettlemoyer/McNeil)	Y
Feb 10, 2021	Annual Mtg	3	Minutes: Approval of the 2020 Membership Meeting Minutes-Ballots were tallied by Mgt; the minutes of the 2020 Annual Meeting were approved.	Y
Feb 10, 2021	Annual Mtg	3	Election of Directors: Per the ballot tally, Kevin Baker was elected to serve the remaining two years of the term he was appointed to fill in 2020. Jerry Barden and Bonnie Shek were both elected to serve 3-year terms.	Y
Feb 10, 2021	Organizational Mtg		Election of Officers Officer positions. A motion was made, seconded, and carried to fill the board positions as follows: Lois Zettlemoyer - President, Jim Horn - Secretary, Kevin Baker Member-at-Large & DRC Chair, Jerry Barden – Vice President, and Bonnie Shek as Treasurer.	
Apr 12, 2021	BOD		Minutes: To approve the minutes of Feb 10 th , 2021, Special Board meeting: Motion made, seconded, and passed unanimously. (Zettlemoyer/Horn)	
Apr 12, 2021	BOD		Minutes: To approve the. minutes of Feb 10 th , 2021, Organizational Board meeting: Motion made, seconded, and passed unanimously. (Zettlemoyer/Baker).	
Apr 12, 2021	BOD		Tree Trimming: Motion made, seconded, and passed unanimously to accept the quote from Juan Barba for \$4800 for the interior community tree trimming. Related to our approved \$5,000 2021 Tree trimming budget. (Zettlemoyer/Horn)	
Apr 12, 2021	BOD		Tree Trimming: Motion made, seconded, and passed unanimously to reject the quote from Juan Barba for \$ 1300 for the East side mesquite tree trimming. Advised Landscaping committee to the possibility of redirecting some of their other funding for additional tree trimming, if required. (Zettlemoyer/Horn)	

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Meeting Date	Meeting	Page No.	Motion	Carried
Feb 2, 2022	Annual Mtg	1	Election of Officers. Lois Zettlemoyer-President; Jerry Barden-Vice President; Trudy Nowak-Secretary; Bonnie Shek-Treasurer; Kevin Baker-Design Review Committee Chairperson.	
Apr 11, 2022	BOD	1	Minutes: Motion to approve the minutes of Nov 29 th , 2021, Motion made, seconded, and passed unanimously. (Baker/Shek)	
Apr 11, 2022	BOD	1	Board of Directors Organization Mtg Minutes Feb 2, 2022, Motion made, seconded, and carried to accept the minutes as present. (Barden/Shek)	
Apr 11, 2022	BOD	1	Annual Member Meeting Draft Feb 2, 2022, reviewed. Motion made seconded and carried to approve the minutes as drafted and posted to website for members to view (Zettlemoyer/ Baker)	
June 13, 2022	BOD	1	Approved: Regular Board of Directors Meeting 4.11.22-Motion made, seconded, and carried to ratify the approval of the meeting minutes of the April 11, 2022, Board of Directors meeting. (Baker/Shek)	
Oct 10, 2022	BOD	1	Approved: Regular Board of Directors Meeting 6.13.22-Minutes reviewed. A motion was made, seconded, and carried to accept the minutes as presented. (Skek/Baker)	
Oct 10, 2022	BOD	1	Ratify action to approve pool gate modification expense-Motion made, seconded, and carried to ratify the action to approve the expense of \$450 to repair the springs on the pool gates. (Zettlemoyer/Shek)	
Oct 10, 2022	BOD	1	2023 Draft Budget- Draft budget reviewed and discussed. Motion made seconded and carried to approve the budget with an increase in the assessment rate that would bring the total amount of the monthly assessment to \$220 with the Barrio Master HOA assessment. Should the Barrio Master HOA increase fees this year, the increase would be in addition to the Cielito Lindo increase. (Baker/Nowak) It was agreed to have the reserve study updated in 2023 to be available for the 2024 budget preparation.	
Dec 12, 2022	BOD	1	Approved: Regular Board of Directors Meeting 10.10.22-Minutes reviewed. Motion made, seconded, and carried to accept the meeting minutes as presented. (Baker/Barden)	
Feb 1, 2023	Annual Mtg	1	Approval of the 2022 Membership Meeting Minutes – Ballots were tallied; the minutes of the 2022 Annual Meeting were unanimously approved	
Feb 1, 2023	Annual Mtg	1	Election of Directors: Per ballot tally, Kevin Baker and Trudy Nowak were elected to serve a term of 3-years on the Board of Directors.	
Feb 1, 2023	Organizational Mtg	1	Election of Officers: Officer positions were discussed. It was unanimously agreed to nominate and elect Lois Zettlemoyer as President, Jerry Barden as Vice President, Trudy Nowak as Secretary, Bonnie Shek as Treasurer and Kevin Baker as Design Review Committee Chairperson	
Apr 10, 2023	BOD	1	The following Meeting minutes were approved to be posted on the website: Regular BOD Mtg of 12.12.22; Annual Member Mtg 2.1.23; BOD Organization Mtg of 2.1.23	
Apr 10, 2023	BOD	1	Motion to Allow owners the choice to keep bottom stripe or not/No DMR required- Lois Zettlemoyer moved that Proposed motion to allow Cielito Lindo owners the choice of adding/keeping/or eliminating the stripe on the base of their homes during their regular painting cycle. This choice will only be made available during the regularly scheduled painting cycle. It will not require a Design Modification Request form but will require confirmation from a member of the Painting committee prior to the paint being ordered for the home. (Zettlemoyer/Baker).	
Apr 10, 2023	BOD	1	Motion made to add Silas Towler as Committee Member- Proposed motion to add Silas Towler to the existing painting committee. The present painting committee is represented by Robert Moore, Gene (Buz) Wortham, and Jerry Barden.	
Jun 12, 2023	BOD	1	Approved: Regular Board of Directors Meeting 04.10.23-Minutes reviewed. Motion made, seconded, and carried to accept the minutes as presented. (Zettlemoyer/Baker)	
Jun 12, 2023	BOD	1	Affirm the Approved email vote for the expenditure of \$648.87 to Shannon’s Custom Landscaping. Motion made, seconded, and carried to affirm the approval of the expenditure to Shannon’s Custom Landscape. (Zettlemoyer/Shek)	

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Meeting Date	Meeting	Page No.	Motion	Carried
Jun 12, 2023	BOD	1	Affirm the Approved email vote for the expenditure of purchasing parking signs in the amount of \$532.63 unanimously approved. “Cielito Lindo: Guest and Permit Parking Only”.	
Oct 9, 2023	BOD	1	Approved: Regular Board of Directors Meeting 6.12.23-Minutes reviewed. Motion made, seconded, and carried to approve the minutes as submitted. (Zettlemoyer/Shek)	
Oct 9, 2023	BOD	1	Affirm the Approved email vote for: <ul style="list-style-type: none"> • Approved \$1300 for the tree trimming payable to Ivan’s tree service. Aug 19th . Motion made, seconded, and carried to ratify approval as noted. (Zettlemoyer/Baker) • Approved the rewrite of our policy with Farmers Insurance to increase the amount of coverage and decreased our annual premium by \$1000. Motion made, seconded, and carried to ratify approval as noted. (Zettlemoyer/Barden) • Approved the quote from Shannon’s Landscaping for the purchase and planting or 7 trees in Cielito Lindo common areas. Sept 25th. Motion made, seconded, and carried to ratify the approval as noted. (Zettlemoyer/Shek) 	
Oct 9, 2023	BOD	2	Landscaping Chair Changes Noted: Cathy Marrero has resigned as Chair of the Landscaping committee. We would like to thank Cathy for her ever-present commitment to the Cielito Lindo Community. She has always looked out for the benefit of the community. <ul style="list-style-type: none"> • Jerry Barden has volunteered to accept the position of Chair of the Landscape committee. Jerry’s background includes studying Agriculture Economics at Texas Tech University 	
Dec 11, 2023	BOD	1	Approved: Regular Board of Directors Meeting 10.9.23-Motion made, seconded, and carried to approve the minutes as submitted. (Zettlemoyer/Baker)	
Dec 11, 2023	BOD	1	Affirm the Approved email vote for: <ul style="list-style-type: none"> • Approved change of Landscaping company from Points West to Perrydise Landscaping. 30-day notice given to Points West with an end date of December 31st. Start date for Perrydise of January 1st, 2024. Motion made, seconded and carried to ratify the approval to change landscape maintenance companies and send a thirty-day notice to Points West. (Zettlemoyer/Baker) • Approval of Phase 1 gravel delivery and spreading in an area North of the pool. Motion made, seconded, and carried to ratify the approval for gravel purchase. (Zettlemoyer/Shek) 	
Feb 7, 2024	Annual Meeting	1	Certify Quorum Present: Quorum established with 27 lots represented by absentee ballot or on the Zoom call.	
Feb 7, 2024	Annual Meeting	1	Approval of the 2023 Membership Meeting Minutes- Ballots were tallied; the minutes of the 2023 Annual Meeting were unanimously approved.	
Feb 7, 2024	Annual Meeting	1	Election of Directors: Per the ballot tally, David Lopez, Bonnie Shek, and Laurie Ogden were elected to serve on the Board of Directors.	
Feb 7, 2024	Organizational Mtg.	1	Election of Officers Officer positions were discussed. It was unanimously agreed to nominate and elect Lois Zettlemoyer as President, Laurie Ogden as Vice President, David Lopez as Secretary, Bonnie Shek as Treasurer and Kevin Baker as Member-at-Large and Design Review Committee Chairperson.	
Feb 14, 2024	Special Board Mtg.	1	Review and Approval of 2024 Budget and Dues Increase- The board reviewed the 2024 budget line by line, discussing expenses and seeking justification. The need to increase funding in the reserves was discussed. Lois led an in-depth discussion of the reserve study and funding needs, emphasizing the looming need for maintenance and replacement of roads in the future. Laurie asked probing questions to understand percentage funding goals and the need for special assessments should the assessment rate not be increased as needed. Motion made, seconded, and carried unanimously to approve the budget with a \$9 per month increase in the assessment rate beginning April 1st, 2024, bringing the monthly fee to \$196 from \$187. (Zettlemoyer/Lopez) Motion made, seconded, and carried unanimously to accept the final draft of the reserve study. (Zettlemoyer/Lopez)	

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Meeting Date	Meeting	Page No.	Motion	Carried
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Apr 8, 2024	BOD	1	<p>Ratify Approval of Meeting Minutes</p> <p>Regular Board of Directors Meeting December 2023-Item in Packet- Motion made, and seconded to approve the minutes as presented, (Shek/Baker), minutes approved.</p> <p>Special Board of Directors Meeting Minutes February 2024-Item in Packet- Motion made, and seconded to approve the minutes as presented, (Zettlemyer/Ogden), minutes approved.</p> <p>2024 Annual Draft Meeting Minutes for Website-Item in Packet- Motion made, and seconded to approve the minutes as presented, (Zettlemyer/Shek/), minutes approved.</p> <p>Board of Directors Organizational Meeting 2.7.24-Item in Packet- Motion made, and seconded to approve the minutes as presented, (Zettlemyer/Baker) minutes approved.</p> <p>Ratify Approval of Pre/Post Emergent Cost- Motion made and seconded to ratify the approval of the pre and post emergent application, (Zettlemyer/Shek). Cost was approximately \$2100</p>	