

CIELITO LINDO DE TUBAC BOARD OF DIRECTORS MEETING MINUTES

Monday, July 9, 2018

5:30 PM

Pool House

Meeting convened at 5:38 PM

Roll Call:

- Leo Francis, present
- Cathy Marrero, present
- Dave Dunham, present by phone
- Kris Maytorena, absent
- Hilde McNeil, present

Agenda:

- Reconcile Increased Landscape Maintenance Expenses with 2018 Budget
 - Chula Vista's annual contract is for \$30,480.00
 - Cielito Lindo's Total 2018 budget for Landscape Maintenance is \$19,568.00
 - Maintenance Contract: \$15,365
 - Herbicides/Pre-Emergent: \$2,534
 - Landscape Improvements: \$303
 - Non-Contracted Landscaping: \$1,366
 - DECISION: Take this issue up in the September Board Meeting.
- Irrigation Repair Plan and Quote
 - Steve: Creative Environments advised us that we need to replace the front entry irrigation lines
 - Bid was approximately \$2,500
 - Chula Vista's Irrigation survey reported that all the entry irrigation is working
 - There's only one break in the wiring that needs to be fixed
 - There will be a minimum charge for this repair
 - DECISION:
 - Have Chula Vista repair the wiring
 - Give the Landscape Chair, currently Ron Kurpius, the authority to approve Landscaping expenses up to \$500 without going through the approval process with the Board
- Request to reconsider the Board's decision to turn off irrigation to Lots 17-24
 - These lots were originally irrigated by the developer using community water due to their prominence in presenting a beautiful and quality "face" of Cielito Lindo.
 - Two of the model homes were also irrigated in the back yards: Lots 3 & 19
 - Lot 19, currently vacant, just had a significant leak in this irrigation line

- Given the deep soaking of the ground as well as the volume of run off to the east of the property outside the wall, this leak has probably been of long duration.
- DECISION:
 - Restore the irrigation to the front of Lots 17-24
 - Disconnect the back-yard irrigation to Lots 3 & 19
- Xeriscape option for Cielito Lindo
 - Dave has submitted considerable research and references for Xeriscaping
 - Chula Vista has a dedicated designer for Xeriscaping
 - DECISION: The Board is very enthusiastic about converting to Xeriscape and will take up the discussion as part of the 2019 Budget process

Meeting adjourned at 7:15 PM

Minutes taken by Leo Francis