

Cielito Lindo de Tubac

Special Board of Directors Meeting Agenda

Approved

Date: 10/29/2018
Time: 5:30 pm
Location: Pool Clubhouse

CALL TO ORDER AND ESTABLISH QUORUM-Meeting called to order at 5:30pm.

ROLL CALL

Leo Francis – President-Present
Hilde McNeil – Vice President-Present
Cathy Marrero – Secretary/Treasurer-Present
David Dunham – Member at Large-Present
Kris Maytorena – Member at Large-Absent

2019 Draft Budget Discussion-2019 Draft budget was reviewed and discussed. It was suggested that the \$500 amount under Social for 2019 be reduced to \$250.

Discussion held concerning maintenance and painting expense. The Board will ask Leo Martinez with L and M Painting to review the homes on the schedule to be painted in 2019 to determine if there are any that do not require painting this next year. It was felt that with the higher quality paint that is being used homes could go longer between painting. It was also 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.

Discussion held concerning the landscape maintenance cost. It was noted that the cost for maintenance more than doubled when the switch was made to current landscape contractor. It was agreed to have management contact DS Grounds Maintenance to determine their availability to return to Cielito Lindo and an estimate for services and establish a meeting with at least two board members.

The Board unanimously agreed to obtain further information concerning the painting and landscape maintenance prior to taking action concerning the 2019 Budget.

Adjournment-There being no further business, a motion was made, seconded and carried to adjourn the meeting. Meeting adjourned at 7:45pm. Next meeting to be held on December 10th, 2018. (Marrero/McNeil)