

Cielito Lindo De Tubac Homeowners Association
Draft Annual Membership Meeting Minutes
February 7th, 2024

The Annual Meeting for the Cielito Lindo de Tubac Homeowners Association was held on February 7th, 2024 via Zoom.

I. Call to Order

Meeting was called to order at 5:34pm by President, Lois Zettlemoyer.

II. Certify Quorum Present

Quorum established with 27 Lots represented by absentee ballot and or on the Zoom call.

III. Introductions

Introductions made.

IV. Financial Report-Tammy Censky reviewed the financial report with the members present and answered questions. Report was mailed to all members with the meeting notice. It was noted that the final budget is not yet available but will be mailed out with the next billing statement once approved.

V. Presidents Report-Lois Zettlemoyer reported regarding activities of the Association over the past year. Written report attached as part of the minutes.

VI. Committee Reports-

- Design Review Committee- Kevin Baker reported and provided a written report attached with the minutes.
- Pool Committee-See Presidents report.
- Landscape Committee-See Presidents report.
- Painting Committee- Silas commented on bids received for exterior painting and progress.
- Website-Mike Dunn-No report.

VII. Approval of the 2023 Membership Meeting Minutes-Ballots were tallied; the minutes of the 2023 Annual Meeting were unanimously approved.

VIII. Election of Directors

Per the ballot tally, David Lopez, Bonnie Shek and Laurie Ogden were elected to serve on the board of Directors.

IX. Open Forum

Members were given opportunity to voice questions or concerns regarding the Association throughout the meeting. Additional comments made included the following:

- A couple of members requested meetings be held at the community pool
- Parking in the community continues to be an issue. The board will continue to monitor issues and report them to management for follow-up.

- Member felt a violation task force may be needed and suggested the Design Review Committee to walk arounds more often.
- Member requested street lights be switched off most of the night. It was noted the street lights are on for safety.
- Member commented about pet feces in the community.

X. **Adjournment**

There being no further business, meeting adjourned at 6:32pm.

Cielito Lindo Homeowners Association Year-End Report (2023)

Dear Residents,

As we reflect on the past year, we would like to share the efforts of the President, the board members, and our many owner-volunteers who have worked to maintain the beauty of our community, while making every effort to remain within the approved budget.

Our principal areas of expenditure are Landscaping, Home painting, and Pool Maintenance.

1. Landscaping:

Jerry Barden, Landscaping Chair, and the landscaping committee interviewed Jim Perry and his co-owner, Leticia Perry from Perrydise Landscaping to decide if they would be able to meet our community's needs for service along with overall cost.

The top goal was for the company to provide on-site management of its workers as they provided weekly service of our regular landscaping needs, irrigation maintenance, recommendations for plant and tree maintenance. A contract was offered and accepted. Perrydise Landscaping started working in our neighborhood on January 1st of this year.

Two other landscaping efforts completed this year were 1) contracting with Shannon's Landscaping to plant seven new trees in the community, and 2) the purchase, delivery, and spreading of gravel by Perrydise Landscaping in two of our depleted gravel areas.

2. Home Painting:

Silas Towler, Painting Chairperson, is working closely with the owners who are scheduled to have their homes painted in 2024. He and the members of the painting committee met with Leo Martinez, painting contractor, to address individual home painting needs, colors, and needed maintenance issues.

It should be noted that the overall cost of painting has increased approximately 15% per year. Last year we secured painting bids and LM Painting came in as the lowest and most consistent painter.

To spread the cost of home painting more evenly over the upcoming years, the painting committee met with five owners on the painting schedule and asked them to delay their painting for one year each. The earlier schedule had 8-10 homes to be painted in one year with 4-5 homes being painted the following year. The five homeowners agreed to delay their painting to accommodate our ongoing budget. This new rotation should allow for a more equal spread of the painting costs over the upcoming years.

A new painting color, Ash Gray-DEC 751, has been added to the painting scheme. This color was submitted to the DRC and approved by committee vote. Lisa Patton has been working diligently to update the Painting board with the correct Dunn Edwards color names and numbers. Over time, some of our colors have been renamed and renumbered making things slightly confusing. Once the color chart has been completed it will be displayed in the Pool Community Room.

3. Pool Care and Maintenance:

John Burton, is our new Pool Chairperson, welcome John!!
We continue to have winter and summer volunteers who help with the cleaning of our pool area on Tue, Thur, & Sat. They clean the traps, blow debris off the pool deck, check the bathrooms for any maintenance issues and refill supplies.

Dean's Affordable Pool Service provides pool care on Mon, Wed, & Fri., cleaning the pool, checking pH levels, and reviewing the equipment area to confirm that there are no leaks and that the heaters/filters are working correctly. Dean has always been prompt in repairing the equipment as soon as the quotes have been approved by the board.

Equipment repairs this year include: 1) Pool heater ignition & thermostat were repaired, and a chimney was added to decrease the volume of debris (mesquite leaves) that works its way into the heater core. 2) we supplied filter cartridges from Amazon for Dean to replace the worn cartridges in the Spa filter. 3) Replaced O-rings on one of the leaking pumps.

4. Budget and Reserve Dollars:

The board has managed the budget this year by restructuring the number of homes to be painted, by reallocating a sizable portion of the tree trimming budget to gravel replacement, and by a few owners assisting with some of the tree trimming. We assisted the tree trimming budget by having Ivan's tree service called in to remove broken and downed tree limbs and by Perrydise Landscaping providing some tree pruning.

The Reserve dollars that support our future needs are at 36% with the usual suggested level to be at 70%. The last two years we have not met our reserve requirements.

The largest item I see in the future is the common area irrigation system. Our costs for repair over the last 2 years have been steadily increasing. Most of the lines were placed when the community was developed. We have approximately 8 stations. The majority of the cost will not be for replacing the equipment but for trenching in new lines. All these things must be kept in mind as we are looking at our reserve balances and future needs.

Thank you for your continued support of this position and for your dedicated board members, all who serve as volunteers.

Warm regards,

Lois Zettle moyer,
Cielito Lindo HOA President

Design Review Committee (DRC) Chair Report: 2024 Annual Meeting

Our 'main things'...

Issues addressed in 2023:

- Parking:
- Nuisances
- Patio Lighting:

The most chronic issue continues to be with parking.

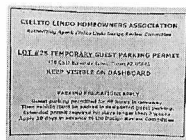
Section 10.7 of our CCRs Parking and Storage of Vehicles

A General Rule. Any and all motor vehicles not prohibited by the provisions hereof shall be stored in a garage so as to conceal the same from view from adjoining property or from the street or public way. No vehicles may be parked in the streets, upon the egress and egress easements created pursuant to Section 8.8 herein, or upon Common Area, unless the Association has designated parking spaces in the Common Area.

DRC Comment: As we all are aware, Cielito Lindo is unique from other neighborhoods in the Barrio in that not all homes have their own driveway...that some are of different lengths...and some homes share a driveway. Our streets are not all the same...hence, street parking is not allowed. Garages must be utilized for vehicle parking...first and foremost. If storage is needed, it must not prohibit garage parking. Perhaps off-site storage must be considered and used.

We (DRC) will always review requests for a temporary variance for parking that is needed for more than a very short-term period when working on a project where additional space might be needed. For example...such a cleaning out the garage, storing furniture, etc. when interior repair/remodeling projects are in process and ADA considerations.

Every resident (Lot) has an orange placard for Temporary Guest Parking for no more than 2 weeks. In an effort to keep things simpler...this card has been OK to use for a period of up to but no more than 2 weeks. If more time is needed, a Temp Parking Variance must be applied for and approved. There must be a start date and an end date. No open-ended variances will be approved. Planning may be needed to ensure that your request can be processed in a timely manner.



Abuse (unfortunately) can be an issue. Any two-week period does not allow for repeated two-week periods of time separated by a few days. Please be respectful of your neighbors and for the reasons why our parking rules are they way they are and that they absolutely apply to everyone.

Enforcement of these rules is everyone's responsibility. Our CCRs do not specifically task the Board/DRC with day-to-day enforcement. Many of our residents are not full-time, too and

including our board and DRC. This is an ongoing issue and our CCRs are clear regarding parking and storage of vehicles. If you are witness to a chronic parking infraction, take a pic, license and make of the car, submit your information to any board member. There is a process to address this issue that includes our property management.

Section 10.6 Nuisances

Section 10.6 **Nuisances**. ...refers to ... “excessively glaring or bright lights”. Refer to our CCR’s for more information. More specific information regarding lighting is included in the Design Guidelines Rules, written July 23, 2010, Revised March 22, 2020. See below. Our CCRs further state that the Design Review Committee, in its sole discretion, shall have the right to determine the existence of any such nuisance.

Lighting: Each Owner shall be responsible for the maintenance and repair, including replacement of light bulbs, of all exterior lighting fixtures located within the Owner’s Lot (or located outside the Owner’s lot if the lighting is substantially or exclusively of benefit to, and is metered to, such Owner’s lot.

Refer to Section 10.6 in our CCRs for more information.

Also refer to the document: DRC Response to CCR Design Modification dated 12/11/2023.



DRC Response to
CCR & Design Modifi

Design Modification Requests for 2023:

2/13/23: Mimi Girard: Exterior paint change – Approved.

3/2/23: Sherry Mullens: Concrete stain front walkway – Approved.

3/27/23: Sharon Pierce: Exterior paint change – Approved.

4/3/23: Lisa Patton: Landscape add – Approved.

4/5/23: Stepanie Nagel: Gutters/drainage - Approved.

4/5/23: McNeil: Modification to the back wall - Approved.

4/27/23: CL Moore: Tree removal - Approved.

6/7/23: Handrail/safety - Approved.

9/14/23: Mullens: Related to landscaping - Approved.

11/6/23: Pergola structure/roof repair/replacement - Approved.

11/9/23: Barden: Security screen - Approved.

Temporary Parking Variances:

Varied: Most were approved. Relating to guests...length of stay longer than the two-week period. And ADA considerations/necessity.

1 not approved...no end date. Temp Parking Variances must have a start date and an end date.

Many Thanks to our Design Review Committee: Mike Fay, Jerry Barden, Laurie Ogden, Dale Baker, Robert Moore, Jane Horn. & Trudy Nowak.

-Respectfully... and thank you for what you all do to help make our community so welcoming!

-Kevin Baker, Board Member-at-Large & DRC Chair