

## Cielito Lindo de Tubac

Work Session Scheduled for Monday, Sept 22<sup>nd</sup>, 2025 @ 4 pm  
Arizona time.

Work sessions are open to all owners. Discussion only. No voting takes place at a work session.

Please join us on a Zoom call for our regularly scheduled Work Session.

Join Zoom Meeting

<https://us02web.zoom.us/j/7900665774?omn=84070430596>

Meeting ID: 790 066 5774

### **Agenda:**

Board members: Laurie Ogden, David Lopez, Kevin Baker, Bonnie Shek, Laurie Ogden

Chairpersons: Barry Chiverton, Silas Towler, Jerry Barden, Bonnie Shek

### **President's Update;** Laurie Ogden

1-Official authorization by President, Treasurer and Committee Chair to OK bill payment up to \$1000 without Board approval.

2-New owners: Keller Doss @ 13 Calle Dorado and Lori and Tim Profota @ 128 Calle Barrio de Tubac. Welcome letters sent.

3-Sales in progress for 18 Circulo Diego Rivera and 114 Calle Barrio de Tubac

4-Trudy Nowak, owner of 30 Circulo Diego Rivera, passed away on 8/29/25.

### **Landscaping Committee:** Jerry Barden

### Irrigation:

1-The line between the pool and 5 Circulo Diego Rivera was replaced and lines were run inside the pool area to water the trees.

2-Lines were replaced on the islands at the south entrance. The line that had been leaking badly along the front of the homes on the east side, where HOA discontinued irrigation, was capped off.

3-About 1500 to 2000 feet of line on the north and south of the road that comes in through the south entrance was replaced. The line in front of 5 Calle Dorado and south across that driveway to the common area was replaced.

4-The main line from Baca Float which feeds our irrigation lines had to be replaced.

5-Now, all lines are new but the valves that turn on and off the water to each individual line are not.

### Tree Trimming

1-Ivan trimmed all of the trees at the north entrance and in the lot east of 42 Circulo Diego Rivera.

2-Ivan also trimmed all of the trees on the east side of Cielito Lindo, especially those that a branches touching the ground.

### Weed control

1-Pre and post emergent spraying; cost- \$2700.00

2-Pre emergent summer spraying: cost-approximately \$1300.00

### **Design Review Committee: Kevin Baker**

- Update needed for Design Guidelines: Possible addition of specific language regarding outdoor sunscreens on residents' property
- Parking– update rules to better distinguish between resident parking and guest parking and emphasize the different requirements for short term parking vs. long term parking.

The parking rules now state that;

1. *although it is generally a violation for residents to park in their driveways, residents 'vehicles may occasionally be in their driveway for a short reasonable time for loading and unloading (not to exceed 8 hours). Residents are not allowed to park in their driveways for 24 hours.*
  2. *However, visitors may park in a resident's driveway or visitors parking spaces for up to 48 hours without the need for a parking pass. Visitors vehicles parked longer than 48 hours are required to park in a visitor's parking space with a parking permit displayed on the vehicle's dashboard. Use of a parking permit for each vehicle is allowed for 2 weeks only. Any time over 2 weeks requires an extended permit from the Design Review Committee.*
- Questions have been raised by residents about the following issues;
    - residents 'use of their driveways for activities other than loading and unloading,
    - residents 'use of guest parking areas instead of their own driveways and garages,
    - whether guests can be required to use the resident's driveway instead of guest parking.

### **Pool Committee:** Barry Chiverton

- an August storm caused a sudden algae bloom
- Deans Pools resolved
- need to update pool volunteer list; check return dates for winter volunteers

### **Nominations Committee;** Bonnie Shek

- Open Board Positions: Kevin Baker, Member at Large
- See attached document for nomination form

**Painting Committee:** Silas Towler: 2026 schedule;

- 2 Calle Dorado
- 4 Calle Dorado
- 6 Calle Dorado
- 14 Calle Barrio de Tubac
- 134 Calle Barrio de Tubac
- 138 Calle Barrio de Tubac
- 140 Calle Barrio de Tubac

**Newsletter Committee;** currently no members

- No volunteers responded to President's email
- Options going forward;
  1. revise format to only post updates quarterly by President and Committee Chairs
  2. eliminate newsletter altogether
  3. other suggestions welcome

**Items for 2026 –**

1. Budget
2. Road Maintenance

**Open Discussion**

**Close Meeting**

The next Board Meeting: October 13th, 2025 @ 4 pm Zoom call.  
Next Work Session will be held on November 17th, 2025 @ 4 pm Zoom call.

[http://www.cielitolindohoa.com/BOD self-nomination form.pdf](http://www.cielitolindohoa.com/BOD_self-nomination_form.pdf)

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