

Cielito Lindo de Tubac

Agenda for Board of Directors Meeting

Topic: Cielito Lindo Board Meeting

Time: April 14th, 2025 5:30pm

Draft Meeting Minutes

1. Call to Order/Establish Quorum/Roll Call-Meeting called to order by President, Laurie Ogden.
Laurie Ogden – President-Present
David Lopez – Vice President-Present
Bonnie Shek – Secretary-Present
Jerry Barden – Treasurer-Present
Kevin Baker – Member at Large/DRC Chairperson-Present
2. Approval of December 2024 Board of Directors Meeting Minutes-Motion made, seconded and carried to approve the minutes as submitted. (/)
Approval of February Annual Member Meeting Minutes- Motion made, seconded and carried to approve the minutes as submitted. (/)
Approval of Board of Directors Organizational Meeting Minutes February 2025- Motion made, seconded and carried to approve the minutes as submitted. (/)
4. Management Financial Report
 - Financial Report as of March 2025-Report included in the meeting packet. Report reviewed.
5. Committee Reports
 - A. Design Review Committee- Kevin Baker-Kevin reported that the painting is going well. Kevin noted there is an issue with some homes that have stuccoed walls that face common area. Outside patio walls being painted a brown color called cobblestone path. This has been a practice over the years but nothing in writing. HOA would have defined color for the outside and the property owner can paint the inside of their wall a different color unless it can be seen from the outside. Home faces east, texted painting contractor, planned to paint cobblestone path, homeowner wanted the wall to be the house color. This deviated from the precedent set over the years.
 - B. Painting Committee-Silas Towler
 - 2025 Painting Almost Finished-Exterior painting discussed. Additional work quoted by the painter specific to the owner is the owners responsibility to approve. It was suggested that the painting policy should be updated regarding stuccoed walls. Kevin and Silas will work together on the language to be included. All painting work has been completed for 2025
 - C. Landscape Committee- Jerry Barden-meeting with landscaper on Thursday to review all irrigation issues. Will also review schedules. Jerry noted he would be gone from Mid May through July. David Lopez will look after crew while Jerry is away.
 - Recent Leaks Repaired-Looking at areas that need work next. Jerry noted that current landscapers users a bit higher end parts so will be more expensive. Southwest entrances need irrigation work. Several plants died over the winter and need to be replaced.
 - CA near SW Gate Needs Removal of Dead Plant Material and Irrigation Check
 - D. Pool Committee- Barry Chiverton-Absent.
 - Need Summer volunteers to call Barry. Email to community sent 4.7.25
 - Laurie commented that the Pool Roof had two leaks that were repaired under the warranty. Repairs repaired at no expense to the HOA.
 - Wall damage in pool house; will ask contractor for estimate for repair-Contacted Mark McNutt, local handyman, will repair areas. Will also fix repair in the ladies bathroom. Ballpark estimate \$200. Laurie also asked handyman for cost to repaint inside of clubhouse. Currently awaiting invoice.

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- Pesticide treatment contracts/forward to Dunn for website posting
- E. Nomination Committee- Should appoint chair for 2026 election-Bonnie Shek Chair.
- F. Newsletter Committee-Co-Chairs Hilde McNeil and Sharon Pierce-No report.
- G. Social Committee-Bonnie Shek
 - Suggestion of BBQ upon snowbirds' return-Discussion held. It was suggested that December may be a better time for an event when more people are back.
- 6. Old Business-None
- 7. New Business
 - A. Change time of off season meetings to 4pm for June and September-Discussion held. Motion made, seconded and carried to change the meeting time to 4pm from June through September. (Barden/Ogden)
 - B. Adopt Welcome Letter and Packet, last updated on June 24, 2024-Tabled to next meeting.
 - C. Adopt Enforcement Policy-Requires Board Signatures-Motion made, seconded and carried to accept the policy. (Ogden/Lopez), motion carried unanimously.
 - D. 2025 Budget Item-Repair inside walls of pool house-Discussed during the pool committee report.
 - E. 2025 Budget Item-Maintenance of 2 Street Lights-(Completed by Buzz/Hire contractor future)-Will need future plan for maintenance of lights. Laurie noted there is a stock of lightbulbs in the storage room. Member inquired if the lights were dark skies compliant and it was noted that they are.
- 8. Member Forum-Members were given time to raise questions or comments. No further comments. Future meetings will be by zoom as many are gone for the summer.
- 9. Adjournment and Next Meeting-Next Work Session May 19th at 4pm, next board meeting June 9th, 4pm. Motion made, seconded and carried to adjourn. Meeting adjourned at 6:51pm. (Ogden/Barden)