

Cielito Lindo de Tubac

Board of Directors Meeting
Topic: Cielito Lindo Board Meeting
Time: October 13th 2025 4pm

Meeting ID: 891 8032 6041
Passcode: 087913

Meeting Minutes

1. Call to Order/Establish Quorum/Roll Call-Meeting called to order at 4pm.
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 July Board of Directors Meeting Minutes-Minutes reviewed. Motion made, seconded and carried to accept the minutes as presented. Unanimously approved. (Shek/Barden)
3. Presidents Report
 - President, Treasurer and Committee Chair now authorized, to ok bill payment up to \$1,000 without approval.
 - New Owners: Working on getting contact info added to the website.
 - Keller Doss@ Calle Dorado
 - Lori and Tim Profota @ 128 Calle Barrio de Tubac
 - Issac Gallegos and Renee Arriola @ 18 Circulo Diego Rivera
 - Keith Johnson @ 114 Calle Barrio de Tubac
 - One streetlight needs a new bulb. New bulbs being ordered and Mark McNutt will handle the streetlights going forward and the budget should reflect the increased cost. Bulbs ordered. Increase budget item.
 - Resident Bobbi North volunteered to update the Homeowners Resources section of the website.
 - No volunteers received for the newsletter. Mass notifications to be sent out by management that are approved by the board.
4. Management Report
 - Financial Report as of September 2025-Report reviewed.
 - Auction of Dopler Residence and HOA Lien for HOA Dues-Property has sold and back dues paid.
5. Committee Reports
 - A. Design Review Committee- Kevin Baker
 - Review draft language to Design Guideless regarding outdoor sunscreens. Sunscreens not currently addressed in guidelines. Kevin requested input from the board members on possible language.
 - Review membership of Design Review Committee-Currently have 5 members on the committee. Minimum is 3, Jerry Barden, Mike Fay, and Robert Moore are current members as well as Jane Horn and Kevin Baker as Chairperson.
 - Parking-Suggestions to change parking guidelines as follows:
 - 1-Change the parking rules such that residents' may park in their driveways for 72 hours, with a visitors placard displayed, for various necessary activities. (Currently residents are not allowed to park in their driveways for mor than 8 hours for loading and unloading. Only visitors may park in a

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- resident's driveway or visitors parking spaces for up to 48 hours without the need for a parking pass) It was suggested to simply extend the time that can be parked in common area parking. Placard should be re-written to allow residents and guests to park in the common area. Placard should indicate 3 days rather than 72 hours.
- 2-Change the parking rules such that resident's may use guest parking areas for 72 hours, with a visitors placard displayed, for various necessary activities.
 - 3-Changes to the flyer put on vehicle windshields accordingly
 - Suggestion to all parking rules in a central file location on website for easier access. New residents need to be made personally aware of parking rules.
 - Kevin noted that he needs more time to review possible changes for Design Guidelines. Language to be drafted, accepted by the board with an eblast out to members for input prior to adoption.
- B. Painting Committee-Silas Towler
- President requested that 2026 schedule be put on website; Homes to be included are:
 - 2 Calle Dorado
 - 4 Calle Dorado
 - 6 Calle Dorado
 - 114 Calle Barrio de Tubac
 - 134 Calle Barrio de Tubac
 - 138 Calle Barrio de Tubac
 - 140 Calle Barrio de Tubac
 - Issue regarding painting of 2 Barrio de Tubac resolved and property is on the 2027 schedule.
 - Silas will reach out to the contractor in January to get an estimate for the 2026 work to be completed. Silas sends an email to all members whose homes require painting in December. It was suggested that 5% over the cost for 2025 be included in the 2026 budget.
- C. Landscape Committee- Jerry Barden
- There are 6 control valves for the irrigation system. All are 20 years old.
 - The one on the south side of the gate by the south entrance needs to be replaced. Awaiting an estimate of the cost. Will work on getting costs for new valves to the board for the 2026 budget. Jerry noted that the 2026 budget could be reduced by 75% of the 2025 budget.
- D. Pool Committee- Barry Chiverton
- No response to the community email sent by President to update pool volunteer list. Volunteers still needed.
 - Obtained information from management and Dean's pools re: monthly costs i.e. past bills for repairs, maintenance and supplies
 - Barry Chiverton resigned from the Committee. Laurie working on budget figures for 2026.
 - Pool was emptied and cleaned recently. Should be ready to use by the end of the week.
- E. Social Committee-Bonnie Shek
- Tentative date for community get together 12/10/2025
 - Mass email to community
 - Hilde and Sharon working on a flyer for the eblast.
- F. Nominations Committee; Bonnie Shek
- Two open board positions; One volunteer, Kevin Baker, will run for another term
 - The term for Bonnie Shek, Secretary, is finished this year
- G. Items for 2026
- Budget-Preparation of budget in progress. Budget to be discussed at the November 17th Work Session.
 - Road Maintenance-No discussion or action.

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6. Old Business - None
7. New Business - None
8. Member Forum - None
9. **Adjournment and Next Meeting**-The next Board Meeting: December 8, 2025 at 4 p.m. Tubac time.
Next Work Session will be held on November 17, 2025 at 4 p.m. Zoom call. Meeting adjourned at 4:52pm.