

Cielito Lindo De Tubac Homeowners Association
Annual Membership Meeting Minutes
February 1st, 2023

The Annual Meeting for the Cielito Lindo de Tubac Homeowners Association was held on February 1st, 2023 via Zoom.

I. Call to Order

Meeting was called to order at 5:30pm by President, Lois Zettlemoyer.

II. Certify Quorum Present

Quorum established with 27 Lots represented by absentee ballot and or on the Zoom call. Those members present on the zoom call included Lois Zettlemoyer, Kevin and Jo Lynn Baker, Bonnie Shek, Trudy Nowak, Jerry Barden, Michael Dunn, Laurie Ogden, Homero Lopez, David Lopez, Sharon Decray, Michael Saragosa, Richard Helzer and Silas.

III. Introductions

Introductions made.

IV. Financial Report-Tammy Censky reviewed the financial report and 2023 budget with the members present and answered questions. Report and budget were mailed to all members with the meeting notice.

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- Jerry Barden commented on bids received from various contractors noting that he is confident the Board will be able to stay within budget.
- Website-Mike Dunn-No report.

VII. Approval of the 2022 Membership Meeting Minutes-Ballots were tallied; the minutes of the 2022 Annual Meeting were unanimously approved.

VIII. Election of Directors

Per the ballot tally, Kevin Baker and Trudy Nowak were elected to serve a term of 3-years 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:

- Mountain Lion sited on the east side of the community. Keep pets on a leash for safety.

- Several members thanked the Board members for their service to the community.
- It was noted that there will be a Tubac Citizens Council Meeting on the 13th of February to discuss and obtain feedback from community members regarding land being donated by Gary Brasher for a Nature Park along the Santa Cruz River east of the community.
- Trudy Nowak commented on activities of the Barrio Master Resident Council. The Barrio Master HOA Annual Meeting will be held on February 2nd in person and by Zoom.

X. Adjournment

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

Cielito Lindo HOA: Presidents Annual Review for 2023

our guest authors and to our new resident photographer, Bonnie Shek, who contributed so much to its editorial and visual content. The next issue's copy deadline is April 15.

Respectfully submitted, Sharon Pierce and Hilde McNeil: Co Editors

7. Resource list: Web site updated with new Homeowners resource list compiled by the Tubac Valley Citizens Council. This is a courtesy to homeowners and the list has not been vetted.
8. Reserve study to be completed in 2023. Last reserve study was November of 2018. This will help identify future costs by analyzing the overall components of the HOA to try and determine how long it will be before assets will need repair or replacement and estimate the cost of such upkeep and required funding needed to accommodate these future capital projects.
9. Pool: We have both winter and summer volunteers who keep the pool area and community bldg. clean. Octavio Pimienta (Pepper), is contracted to provide deep cleaning twice a month for the community bldg. Barry Chiverton is presently the single point of contact for pool needs until March 15th. Bonnie Shek has the extra pool keys. Dean from All Around pools continues to manage our pool and equipment needs. Dean has not increased his monthly rate for 2023.
10. Community Get Together Parties at the Pool: Great turnout for the Dec 14th get together. Pictures are in the Feb-April Newsletter. Next one, a St. Patty's Day Party is planned for March 15th. Please call/email Bonnie Shek with food items. Others involved in the organizing and decorating are Suzanne Robb, Cathy Marrero, Sherry Mullens, and many more wonderful owners. Bonnie: bonniecshek@gmail.com or 303-522-0449.
11. Donations instead of community Garage Sale: Saturday, February 18th, start 10 AM. Instead of the annual Garage Sale, the Board asked Jo Lyn Baker to arrange a Donation Day. We had a good response to this idea! Donations go to the Humane Society in Nogales. They re-sell the stuff at their thrift store. If anyone wants to donate \$\$\$ or dog or cat food at the same time, they are always welcome to do so. Contact Jo Lyn Baker to sign up for donations: Collection will start at 138 Calle Barrio De Tubac at 10 AM then go to other homes on the list for pick-up. If you have small items you can bring them to Jo Lyn Baker's house, to be put in her garage for pickup. Jo Lyn: sunbug78@hotmail.com or 206-714-1314.

Respectfully submitted,

Lois Zettlemoyer,
Cielito Lindo HOA President

Cielito Lindo HOA: Presidents Annual Review for 2023

1. Cielito Lindo continues to be a very desirable community for the following reasons:
 - a. Volunteer service: We have a community of volunteers who assist with the HOA Board, Landscaping, Painting, Pool Mtce & Cleaning, the Newsletter, Design Review Committee, Organizing community get-togethers, Garage sales or Donation gathering, Clean-up weekends, Web site posting and Mtce, and General community maintenance. **Thank you all, we couldn't do it without you!!!**
 - b. Management company responsiveness and technical assistance: Tammy and her crew are responsible for taxes, billing, quotes & payments. Meeting agendas & minutes. Paper and digital books, records, and payments. Prepare & submit annual budget to the board for approval. Responding in a timely manner to phone calls, emails, and texts from Board members and owners. Management fees have remained the same since 2017.
2. Dues increase of \$16/month to \$220 per month started on Jan 1st, 2023. The Master Barrio may be increasing their dues, but we don't have information yet.
3. Home painting quotes received for 2023: Budgeted amount set at \$31,000. Two homeowners agreed to move their homes to the 2024 schedule to reduce this year's painting cost. Thank you, Sherry Mullens and Michael Plank.
 - a. LM Painting: \$31,160
 - b. Facelift Painting: quote of \$26,250 + \$480, but missing 2 homes, the clubhouse, and the outside walls to their quote that are needed to match our initial request.
 - c. Barrio Painting: No quote at this time.
4. Tree Trimming: Major tree trimming was completed in 2022 to reduce the need for trimming in 2023. The plan is to direct dollars into the Landscaping budget for plant replacement and upkeep. The dead Hackberry tree located between 27 & 29 CDR was removed by Ivan at a cost of \$1200.
5. Landscape:
 - a. Points West Landscaping has completed their 1st year of a 3 year contract. The landscape committee believes Javier and Fernando are doing a great job. We provided a Christmas bonus of \$50 each. They have been very responsive to requests to do addition work as needed.
 - b. Pre & Post Emergent for weeds are separate billing. Spring (March) & Fall (October). The contract has an automatic 3% increase on the anniversary date of the contract.
6. Newsletter: The Feb-April newsletter was distributed to the Cielito Homeowners by our management on January 30, two days ahead of schedule. Many thanks to the hard work of

Design Modification Requests and Temp Parking Variances for 2022

Carry forward from 2021: Ogden/Lacey: requested 90-day extension for spa and wall modification. Ongoing project at that time and has been completed.

1/30/2022: Sue & Barry Chiverton: DMR Color change w/custom colors to match original.

2/2/2022: Ogden/Lacey: Gate modification/replacement/patio gate. Approved.

2/4/2022: Sue & Barry Chiverton: Temp Parking Variance. Interior work...new carpet. Approved.

2/11/2022: Dale Hovind: Gate modification/replacement...park side patio gate. Approved.

5/24/2022: Dennis Dopler: Temp Parking Variance. Garage floor resurface/paint. Approved.

8/2/2022: Jim & Suzanne Robb: Add planter, driveway, below right garage exterior light. Approved.

9/2/2022: Robert & Linda Moore: Add overall height of block wall, west side. Remove a mesquite tree (inside wall) overgrown and root system is lifting and breaking up walkway...add gravel conclusion of the project. Approved.

9/7/2022: Sherry Mullens: Add Sephora Secundiflora shrub to common area between 21 & 22. Mutually agreed with the neighbor. Approved.

9/29/2022: Dennis Dopler: Gate design modification/replacement.

12/12/2022: Greg & Machele Kelchner: Temp Parking Variance. Home repairs. Approved.

2021 was a very quiet year in terms of DMR applications. Certainly as compared to 2021.

Regarding requests for new paint schemes...a request that came up in 2022 and will come up again, perhaps more frequently in 2023 and going forward, will be homeowners looking for a change in house color...updated colors. I anticipate that with requests for new colors, involvement from neighbors will be needed... and consideration of the existing colors of that 'pod' of residences. If one neighbor wants to go to a new color, regardless, that will likely impact next door(s). Our color scheme distribution appears to be largely by 'pod' and not just individual homes. Change one and that potentially sets up a need to change more of the 'pod'.

And if we know that to be so, seems best to advise the homeowner that is thinking of a color change to be aware of this before they go through the process of submitting a DMR. There is conversation needed between owners as part of the process. Just a letter to Tammy and the DRC chair should suffice to get the conversation going...then submit the DMR when there is consensus that it will be approved.