

Cielito Lindo de Tubac

Board of Directors Meeting Agenda

December 14, 2020, 5:30pm

1. Call to Order/Establish Quorum/Roll Call-Meeting called to order at 5:39pm.

Lois Zettlemoyer – President-Present

James Horn – Vice President-Present

Cathy Marrero – Secretary-Absent

Kevin Baker – Member at Large/DRC Chairperson-Present

Hilde McNeil – Treasurer-Absent

2. Ratify Approval of Meeting Minutes

A. 10.12.2020, Regular Board of Directors Meeting-Minutes reviewed. Motion made, seconded, and carried to accept the minutes as presented. (Zettlemoyer/Horn)

B. 11.9.2020 Special Board of Directors Meeting- Minutes reviewed. Motion made, seconded, and carried to accept the minutes as presented. (Zettlemoyer/Horn)

3. Presidents Report-Lois Zettlemoyer provided a brief report.

4. Management Report

5. Financial Report

A. October and November 2020-Management reviewed the financials with the board and the members present on the conference call. Report accepted.

6. Committee Reports

A. Design Review Committee-Kevin Baker-Written report submitted and attached as part of the minutes. Kevin noted that the fillable form works best when submitting plans for review. Kevin noted he is also working on a fillable form for parking variance requests.

B. Painting Committee-Robert Moore was absent. Management reviewed estimates for painting received by Leo Martinez. The following estimates were provided: (total cost \$21,125.00)

- 40 Circulo Diego Rivera \$2475.
- 38 Circulo Diego Rivera \$3375.
- 27 Circulo Diego Rivera \$2475.
- 24 Circulo Diego Rivera \$3375.00
- 8 Calle Dorado \$4200.00
- 124 Calle Barrio de Tubac \$4375.00
- 13 Calle Dorado-Staining only \$100.00
- 1 Circulo Diego Rivera staining only \$750

C. Landscape Committee-Cathy Marrero/Leo Francis-Written report submitted and attached as part of the minutes.

D. Pool Committee-Maggie Steffen/Lynn Baker

- Replace Flush Valve at Pool-Lois Zettlemoyer discussed the need to replace the flush valve for the pool. A motion was made, seconded, and carried to accept the estimate provided by Deans Affordable Pool Care in the amount of \$450. (Zettlemoyer/Horn)

E. Newsletter-Hilde McNeil/Sharon Pierce-Latest edition of the newsletter was sent to all members. It was requested that future articles be submitted a bit earlier to avoid a last-minute additions.

F. Nomination Committee-Jim Horn noted that Bonnie Shek has agreed to run for the board and will be submitting her application. Jerry Barden has also submitted his application.

G. Road Committee-Bob Roberts/Colin Steffen-No report. RFP expected to be sent out in September of 2021.

7. Old Business

- A. Attorney Representation-Discussion held on attorney representation. Management noted that the Pandemic has caused delays in responses from the attorney this year and the current attorney would like to continue working with the HOA. It was unanimously agreed to continue with current representation.

8. New Business

- A. Code of Conduct Approval-the code of conduct was reviewed in the Board working session. It was agreed to remove the signature lines on the document. A motion was made, seconded, and carried to accept the code of conduct as presented during the working session without the signature lines. (Zettlemoyer/Baker)
- B. Abeyance Request for DMR Denial-The abeyance request submitted by Leo Francis was reviewed. A motion was made and seconded to consider approval of the request. After lengthy discussion it was unanimously agreed to deny the request and grant the request for a meeting with the board to appeal the Design Review Committee's denial of the water harvesting tank installed in the rear yard of the Lot. The board noted that while an Ad Hoc Committee was established to review possible changes to the documents concerning such devices, the process to change the documents can be quite lengthy considering that the Barrio Master HOA would also need to amend their documents. It would be best to settle the current issue and resubmit the plans at a later date should the governing documents be amended.
- C. Other-Annual Meeting date. Management requested the Annual Meeting be changed from February 3rd to February 10th. A motion was made, seconded, and carried to approve the change. (Horn/Baker) Management will inform the web administrator of the change and send out an eblast to the membership.

9. Member Forum-No further comments.

- 10. **Adjournment and Next Meeting**-Next Meeting will be the Board of Directors working session to occur on January 18th and the Annual Membership Meeting to be held on February 10th.