

# *Cielito Lindo de Tubac*

## **Board of Directors Meeting Minutes-Draft**

**Topic: Cielito Lindo Board Meeting**

**Time: Oct 9, 2023, 05:30 PM Arizona**

### 1. Call to Order/Establish Quorum/Roll Call-Meeting called to order at 5:30pm.

Lois Zettlemoyer – President-Present

Jerry Barden – Vice President-Present

Trudy Nowak – Secretary-Present

Bonnie Shek – Treasurer-Present

Kevin Baker – Member at Large/DRC Chairperson-Present

### 2. Ratify Approval of Meeting Minutes

A. Regular Board of Directors Meeting 6.12.23-Minutes reviewed. Motion made, seconded, and carried to approve the minutes as submitted. (Zettlemoyer/Shek)

B. Affirm the Approved email vote for:

- Approved \$1300 for the tree trimming payable to Ivan's tree service. Aug 19<sup>th</sup>. Motion made, seconded, and carried to ratify approval as noted. (Zettlemoyer/Baker)
- Approved the rewrite of our policy with Farmers Insurance to increase the amount of coverage and decreased our annual premium by \$1000. Motion made, seconded, and carried to ratify approval as noted. (Zettlemoyer/Barden)
- Approved the quote from Shannon's Landscaping for the purchase and planting of 7 trees in Cielito Lindo common areas. Sept 25<sup>th</sup>. Motion made, seconded, and carried to ratify the approval as noted. (Zettlemoyer/Shek)

### 3. Presidents Report-Lois Zettlemoyer reported the following:

- There are two homes for sale in the community.
- Quarterly cleaning of the roof of the Community Bldg., completed Aug 21, 2023, by Buz Wortham. We are searching for two 5-6 ft ladders (possibly at garage sales) to leave on the roof for ease of access for cleaning. Buz has been cleaning the roof for the past 3 years. He also maintains the streetlights in Cielito Lindo, replacing light bulbs as needed.
- Small tree trimming was completed by Jerry Barden, Buz Wortham, & Lois Zettlemoyer at several locations around the community. Ivan's Tree Svc has been called several times for large branch removal.
- The Work session on Sept 25<sup>th</sup> was represented by 4 board members and 8 owners. Discussions r/t tree planting and gravel placement in the community, outside patio lighting,

reviewed landscaping company options, upcoming community party, review of DRC items, and landscaping and pool committee needs and ideas.

- Cathy Marrero has resigned as Chair of the Landscaping committee. We would like to thank Cathy for her ever-present commitment to the Cielito Lindo Community. She has always looked out for the benefit of the community.
- Jerry Barden has volunteered to accept the Chair of the Landscape committee. Jerry's background includes studying Agriculture Economics at [Texas Tech University](#)

#### 4. Financial Report

A. June through September 2023-Report reviewed and discussed.

#### 5. Committee Reports

A. Design Review Committee- Kevin Baker- discussed items noted in his email. See email.

- Outside Patio Lighting, review of rules by DRC Committee-Kevin discussed latest issues in the community concerning lighting that may be obtrusive to members. Documents do not provide clear guidelines regarding lighting. Dark Skies initiative discussed.
- Request for onsite DRC availability
- DRM requests since the last meeting noted.
- Parking requests-It was noted that all members have the ability to park outside with their parking placard, but some use the placard too often.

B. Painting Committee-No report currently. Lois commented that there was a question as to whether or not the painting contractor used by the Association was licensed, bonded and insured and it was confirmed that they are.

C. Landscape Committee-Jerry Barden reported the following:

- Consideration of possible contract with Jim at Perrydise Landscaping: Initial cost for irrigation review (\$1400). Monthly cost would increase approximately \$50/month. Separate cost for Pre/Post weed spraying.
- Dollars could possibly be moved from tree maintenance account to landscaping account.
- Looking at options.
- Shannon's Landscaping is expected to start the tree work tomorrow.

Lois noted that Southwest Exterminating reviewed rodent issues in the common areas and provided a quote for both Voles and Ants. Kevin Baker suggested additional information be obtained for treatment of voles. Lois will follow up with the pest control service.

D. Pool Committee- Lois Zettlemyer reported the following:

Pool Volunteers for Winter:

- Regular day volunteers: Skip Hovind, Dave Dunham, John Burton
- Back-up volunteers: Gary Jaeckel, Dale Baker, Silas Towler, Buz Wortham, Barry Chiverton.
- The pool is not yet being heated pending arrival of parts and repairs.

E. Newsletter- Editors, Pierce & McNeil,

- Review of items in next Newsletter-Newsletter will feature volunteerism, day-tripping,
  - Date for final submissions-??
- F. Nomination Committee-It was noted that Bonnie Shek and Jerry Barden's terms are up at this annual meeting. Bonnie will run again, and Jerry will not. At least one volunteer is needed.
- G. Master Barrio de Tubac Report-Trudy Nowak provided a brief summary of items being undertaken by the Barrio Master HOA as she is Barrio Master Resident Council Member. The following was noted:
- Nature Center Proposal has changed, another meeting to discuss plans in the works.
  - New signs are being considered for the Barrio Master Park to provide more uniformity.
  - Street sweeping services are being arranged.
  - Handbook for Barrio Common Area maintenance has been developed and used to obtain quotes.
  - Park overseeding has started.
  - 2024 Budget currently being drafted.
  - Minutes of Resident Council meetings can be found on the Barrio Master website.

H. Party Committee-

Party committee report with proposed 2023-2024 Schedule: Sharon Pierce

- Halloween Party (Welcome Back). October 25, 2023-Lois will send reminder on the 23<sup>rd</sup>.
- Holiday Party December 13, 2023
- St. Patrick's Day Party (Bon Voyage) March 13, 2024

6. Old Business-None

7. New Business

- A. Painting of Large Metal Electrical Boxes-Trudy Nowak-No action. Lois noted that boxes cannot be painted or enclosed.

8. Member Forum

- Open for Discussion-No further discussion

9. **Adjournment and Next Meeting**-There being no further business, a motion was made, seconded, and carried to adjourn. The meeting adjourned at 6:46pm. Next meeting to be held as follows:

Next Work Session: November 20th, 2023

Next BOD Meeting: December 11th, 2023.