

# *Cielito Lindo de Tubac*

## Board of Directors Meeting

### Minutes

#### Topic: Cielito Lindo Board of Directors Meeting

Time: April 11th, 2022, 05:30 PM Arizona-Zoom Meeting

#### 1. Call to Order/Establish Quorum/Roll Call

Lois Zettlemoyer – President-Present

Jerry Barden – Vice President-Present

Trudy Nowak – Secretary-Absent

Bonnie Shek – Treasurer-Present

Kevin Baker – Member at Large/DRC Chairperson-Present

#### 2. Ratify Approval of Meeting Minutes

- A. Regular Board of Directors Meeting 11.29.21-Minutes reviewed. Motion made, seconded, and carried to accept the minutes as presented. (Baker/Shek).
- B. Board of Directors Organizational Meeting Minutes 2.2.22-Minutes reviewed. Motion made, seconded, and carried to accept the minutes as presented. (Barden/Shek)
- C. Annual Member Meeting Accept Draft-2.2.22-Minutes reviewed. Motion made, seconded, and carried to approve the minutes as a draft that can be posted to the website for members to view. (Zettlemoyer/Baker)

3. **Presidents Report**-Lois Zettlemoyer commented that the board would need to review the current budget for possible amendments due to expenses associated with tree trimming, street maintenance and other common area repairs. Lois also briefly discussed the issue with burning of debris on the water company property east of the community.
4. Management Report-Report provided. It was noted that there seem to be an increase in vehicles parking in guest parking and on at least one driveway continuously. Issues are being reviewed. Arizona Statute changes having to do with amendments to governing documents briefly discussed noting that the courts recently ruled that amendments to governing documents must be reasonable and foreseeable.

#### 5. Financial Report

- A. January through March 2022-Report reviewed.

#### 6. Committee Reports

- A. Design Review Committee-Kevin Baker noted that one submittal was approved for a gate. Another was submitted but determined to be for repairs only and did not require committee review and approval. Kevin requested members please utilize the fillable submittal form that can be found on the website and please not submit a jpeg or photo of the submittal form as it is harder to work with.
- B. Painting Committee-Robert Moore 2022 Painting/Color additions changes-Exterior painting is expected to begin April 19th and be completed by May 12th. The project was supposed to start earlier but needed to be pushed back by the contractor. The 50% deposit for the project has been paid.
- C. Landscape Committee-Cathy Marrero not present. Lois Zettlemoyer noted that Cathy is working with the current landscaper to obtain a community standard color for rock replenishment and is expected to use a smaller rock so that the debris is not trapped in the rocks as easily.
- D. Pool Committee- Lynn Baker not present. Lois Zettlemoyer noted that the volunteers are doing a terrific job at the pool. It was noted that the pool pump may need to be replaced and a quote was received from Dean for just under \$2,000. Discussion held as to whether or not to replace the pump now or wait until it goes out. It was agreed to obtain Dean's opinion and then do a vote by email.
- E. Newsletter-Hilde McNeil/Sharon Pierce-Hilde and Sharon discussed the upcoming newsletter and dues dates for submission. Submission due date for upcoming newsletter is August 20th that will cover Sep-Oct-Nov. Articles are needed. There will be 5 newsletters next year. It was suggested that in addition to the articles already planned that the Dark Skies article be published again. Newsletter schedule for 2023: Jan-Feb, Mar-Apr, May-Jun-Jul-Aug, Sep-Oct, Nov-Dec. Submission for articles for 2023 is two weeks prior to date of newsletter. Exp: Dec 15<sup>th</sup> for the Jan-Feb issue.
- F. Nomination Committee-It was noted that the committee is in need of a chairperson. Jerry Barden volunteered and was appointed to be the chair.
- G. Road Committee-Bob Roberts not in attendance. Quotes received for street maintenance were reviewed. Bids received from Sunland Asphalt, Bates Paving and Tucson Asphalt. Quotes were not comparable as Sunland quoted more area than the RFP called for and Tucson Asphalt suggested that crack filling and seal coating were not needed. It was agreed to talk with Bob Roberts prior to choosing a contractor and the action will be taken in lieu so as to get on the schedule for work to be completed this Summer.

**7. Ratify Action in Lieu**

- A. Juan Barba-Tree Service-It was unanimously agreed to ratify approval of the Juan Barba's estimate for tree work in the amount of \$8990.
- B. Gerry Martinez-Concrete Replacement-It was unanimously agreed to accept the quote submitted by Gerry Martinez for concrete replacement in the amount of \$2600. It was noted that the work is complete however the final invoice has not been presented for payment.

**8. Old Business**

- A. Master HOA Board Representation-Lois Zettlemoyer reported that Trudy Nowak met with Gary Brasher, and a couple of other Barrio Members regarding the Resident Council being established by the Master HOA and noted that turnover of the Master Association is expected to occur in the next couple of years.

**9. New Business**

- A. Street Maintenance Quotes-Discussed under the Road Committee report.
- B. Amend 2022 Budget-Discussion on the amendments to the budget were tabled until the working session of the board to be held on May 23<sup>rd</sup> and action to be taken at the next board meeting to be held on June 13<sup>th</sup>.
- C. Burning Water Company Land-Discussion held concerning the issues surrounding burning of debris on the water company land. It was agreed that management would draft a letter to be sent to the water company and the fire department concerning the practice.

- 10. Member Forum**-Sharon Pierce inquired as to whether or not a standard uniform rock color would be considered by the Board as it was noted a couple of members added rock to the area around their homes that was not of the same color in other areas. It was noted that several colors of rock already exist in the community however Cathy Marrero is working with the current landscapers to establish a uniform color as mentioned earlier in the meeting. Sharon also inquired as to whether or not the adopted job descriptions would be shared when soliciting volunteers to run for the board. Job descriptions will be shared with potential candidates and are also already listed on the community website for all members to reference.

- 11. Adjournment and Next Meeting**-There being no further business, a motion was made, seconded, and carried to adjourn the meeting. (Zettlemoyer/Shek) Meeting adjourned at 6:50pm. Next regular board meeting to be held on June 13<sup>th</sup>.