

# *Cielito Lindo de Tubac*

## Board of Directors Meeting Minutes

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

**Time: April 10<sup>th</sup> , 2023 05:30 PM Arizona-Zoom**

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-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 12.12.22-Motion made, by Lois Zettlemoyer to approve the minutes as submitted. Motion seconded and carried unanimously.
  - B. Annual Member Meeting 2.1.23 (ratify approval to post on website)- Motion made, by Lois Zettlemoyer to approve the minutes as submitted. Motion seconded and carried unanimously.
  - C. Board of Directors Organizational Meeting 2.1.23- Motion made, by Lois Zettlemoyer to approve the minutes as submitted. Motion seconded and carried unanimously.
3. **Presidents Report**-Lois Zettlemoyer
  - Homes for Sale-13 Dorado/4 Barrio de Tubac Lane/10 Circulo Diego Rivera
  - New Owners/Renters
  - Volunteer Update-More volunteers needed.
4. **Management Report**-Provided
5. **Financial Report**
  - A. January through March 2023-Received and included in the Board of Directors meeting packet
6. **Committee Reports**
  - A. Design Review Committee-Kevin Baker reported on submittals received since the first of the year, noting there have been a couple of painting change requests, wall height changes and gutters.
  - B. Painting Committee-Robert Moore
    - Action Required-Allow owners to choice to keep bottom stripe or not/No DMR required- Lois Zettlemoyer moved that Proposed motion to allow Cielito Lindo owners the choice of adding/keeping/or eliminating the stripe on the base of their homes during their regular painting cycle. This choice will only be made available during the regularly scheduled painting cycle. It will not require a Design Modification Request form but will require confirmation from a member of the Painting committee prior to the paint being ordered for the home.
    - Action Required-Add Silas Towler as Committee Member- Proposed motion to add Silas Towler to the existing painting committee. The present painting committee is represented by Robert Moore, Gene (Buz) Wortham, and Jerry Barden.
  - C. Landscape Committee-Cathy Marrero/Lois Zettlemoyer
    - Walk around/new plants/ trees/gravel replacement/budget-table until next meeting.
    - Action Required-Owners assist with yard maintenance and be allowed to upgrade front yards with DRC approval-tabled until next meeting.
  - D. Pool Committee-
    - Replaced pool vacuum

- Thank you Winter Owners for Volunteer Pool Care Assistance

E. Newsletter-Hilde McNeil/Sharon Pierce-Hilde noted that the deadline to submit articles is April 15<sup>th</sup>, 2023 with the expectation to have the newsletter out by May 1<sup>st</sup>. It was noted that a special pull out of the newsletter will include a summary of important HOA rules that can be shared with renters and realtors.

F. Nomination Committee-Jerry Barden seeking volunteers to run for election.

**7. Old Business-None**

**8. New Business**

A. Parking Violations discussed. It was noted that the following homes are concerns for parking and need to be addressed. 2 Circulo Diego Rivera, 7 Circulo Diego Rivera, 4 Calle Barrio de Tubac Lane and 8 Calle Dorado. Management will send letters reminding owners of the parking regulations.

**9. Member Forum**

- Discussion held concerning the proposed Tubac Nature Preserve.

**10. Adjournment and Next Meeting- 6:50pm**

**11. Executive Meeting Call to Order: 6:56pm**

A. Discussed the possibility of Seeking legal counsel with Dan regarding the Parking Violation at 4 Calle Dorado.

**12. Meeting Adjournment: Unanimous 7:04pm**