

Cielito Lindo de Tubac

Board of Directors Meeting Minutes

Topic: Cielito Lindo Board of Directors Meeting

Time: October 10th, 2022, 05:30 PM Arizona-Zoom Meeting

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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 6.13.22-Minutes reviewed. A motion was made, seconded, and carried to accept the minutes as presented. (Skek/Baker)

3. Presidents Report-Lois provided a brief report regarding home sales and noted that the Tubac Citizens Council would like to use Cielito Lindo's list of resources.

4. Management Report-Report provided.

5. Financial Report

- A. June through September 2022-Financial report reviewed and discussed.

6. Committee Reports

- A. Design Review Committee-Kevin Baker reported on the activities of the Design Review Committee since the last meeting noting submittals received for a new gate, landscape modification, concrete repair, a planter, and a parking variance.
- B. Painting Committee-Robert Moore-No report.
- C. Landscape Committee-Cathy Marrero-Written report submitted and filed with the minutes. It was requested that management obtain the information regarding the chemicals used for pre-emergent and post-emergent weed control.
- D. Pool Committee- Lynn Baker-Lois Zettlemoyer reported that she asked the pool contractor to turn the heat on to 80 degrees at the pool and then to 82 in November. She also noted that she has the pool schedule completed through December. The janitorial service made mention of mice in cabinets. Management to contact Southwest Pest Control and find out how they treat and remove pests.
- E. Newsletter-Hilde McNeil/Sharon Pierce-Next deadline for newsletter submissions is December 15th.
- F. Nomination Committee-Jerry Barden-Terms expiring discussed. It was noted that the letter requesting volunteers for the board should go out before the next newsletter.
- G. Road Committee-Bob Roberts-No report. Street maintenance work complete. Committee to be removed from list.

7. Old Business-None.

8. New Business

- A. Ratify action to approve pool gate modification expense-Motion made, seconded, and carried to ratify the action to approve the expense of \$450 to repair the springs on the pool gates. (Zettlemoyer/Shek)
- B. 2023 Draft Budget-Draft budget reviewed and discussed. Motion made seconded and carried to approve the budget with an increase in the assessment rate that would bring the total amount of the monthly assessment to \$220 with the Barrio Master HOA assessment. Should the Barrio Master HOA increase fees this year, the increase would be in addition to the Cielito Lindo increase. (Baker/Nowak) It was agreed to have the reserve study updated in 2023 to be available for the 2024 budget preparation.

9. Member Forum

- Barrio Master Resident Council-Trudy Nowak-Trudy reported on behalf of the Resident Council for the Barrio Master HOA. The following was noted:
 - Common Area Maintenance Handbook being drafted
 - Fall Newsletter sent to all members
 - Pony wall and gazebo in the park to be repainted in 2023
 - Reserve study in process of updating
 - Fountain repaired and repainted
 - Large drain area along Paseo Tumacacori cleaned
 - New website in the works

10. **Adjournment and Next Meeting**-There being no further business, a motion was made, seconded, and carried to adjourn. Next meeting to be held on December 12th with a working session to be held on November 28th. Meeting adjourned at 7:24pm. (Baker/Shek)