

Cielito Lindo de Tubac

Board of Directors Meeting Minutes

Time: Nov 29, 2021, 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

James Horn – Secretary-Present

Kevin Baker – Member at Large/DRC Chairperson-Present

Bonnie Shek – Treasurer-Present

Members present included Michael Dunn and Jo Lynn Baker. Management represented by Tammy Censky.

2. Ratify Approval of Meeting Minutes

- A. Regular Board of Directors Meeting 10.11.21-Minutes reviewed. A motion was made, seconded, and carried to accept the meeting minutes with one spelling correction. (Barden/Shek)

3. Presidents Report-Lois Zettlemoyer reported that Hilde is working on newsletter. The first draft was sent out yesterday and will be sent to management for distribution when ready. It was noted that Pat Bender is currently the only owner who receives a mailed copy.

4. Management Report

- Financial Report- October 2021-Report Reviewed and accepted.

5. Committee Reports

- A. Design Review Committee-Kevin Baker reported that he would have a detailed report for the annual meeting. Not many submittals over the summer. Just one extension to a current project.
- B. Painting Committee-Robert Moore
 - 2022 Painting-Homes to be painted and estimated cost-No estimate for painting costs at this time. Quotes have been received from previous contractors.
- C. Landscape Committee-Cathy Marrero-Lois Zettlemoyer noted that the committee requested to keep the same budget for 2022 that was approved in 2021. Cathy Marrero has requested more volunteers to assist on the landscape committee.
- D. Pool Committee- Lynn Baker-Maggie Steffen has sold her home and no longer serves on the committee.
- E. Newsletter-Hilde McNeil/Sharon Pierce-Newsletter in process.
- F. Nomination Committee-Jim Horn-Mr. Horn is still reaching out to possible candidates. Lois Zettlemoyer will run for another term.
- G. Road Committee-Bob Roberts/Colin Steffen-No report. Planning for work in the Spring. Add item to old business for next meeting.

6. Old Business

- A. Storm Drainage Project Status Update-Work is expected to take place in the next couple of weeks.
- B. Water Harvesting Tank Status Update- No written variance provided yet. Submittal will be obtained from the current owner and sent off to the Barrio Master HOA for formal approval.

7. New Business

- A. Landscape Contract-Change from Chula Vista to Points West to start 1/1/22-Proposal provided by Points West was reviewed. Lois Zettlemoyer noted that at least a 3% increase is expected from Chula Vista when the contract renews. Lois noted that the contract cost is slightly less than what Chula Vista is charging however pre-emergent is an additional cost bringing the annual expense to the same as it is currently. It was noted that Points West is a local contractor and family owned. Motion made, seconded, and carried to accept the contract from Points West to start January 1st and send Chula Vista a cancellation notice with their last day of service being December 31st. (Baker/Horn) It was noted that the trimming method would be moved more towards a natural look.
- B. Pool Heater Ignitor Replacement -A motion was made, seconded, and carried to approve the quote for \$609. (Shek/Baker)
- C. Tree Trimming Estimate from Juan Barba-Quote Pending-Management noted that Juan has not yet provided his quote for tree trimming services to occur in the Spring.
- D. 2022 Draft Budget-Item in Packet-Budget reviewed. A motion was made, seconded, and carried to approve the budget with the adjustment of the landscape contract amount being the same as last year. (Horn/Baker)

8. **Member Forum-** Jo Lynn Baker will organize a community garage sale for February 19th, the weekend after the festival. Jo Lynn noted that she would send out a survey request to determine how many members may be interested in participating. Participation has been low the last couple of years.
9. **Adjournment and Next Meeting-**Lois noted the next regular meeting was scheduled for December 13th, however there will be no business to conduct. The board agreed to cancel the December 13th meeting. The next work session will be held on January 17th and the Annual Member Meeting will occur on February 2nd in person at the community center in the community. There being no further business, a motion was made, seconded, and carried to adjourn the meeting and move into executive session to discuss legal advice received.