

Cielito Lindo de Tubac

Board of Directors Meeting

Topic: Cielito Lindo Board of Directors Meeting

Time: June 13th, 2022, 05:30 PM Arizona-Zoom Meeting

Meeting Minutes

1. Call to Order/Establish Quorum/Roll Call-President, Lois Zettlemoyer, called the meeting to order at 5:30pm.

Lois Zettlemoyer – President-Present

Jerry Barden – Vice President-Absent

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 4.11.22-Motion made, seconded, and carried to ratify the approval of the meeting minutes of the April 11, 2022, Board of Directors meeting. (Baker/Shek)

3. Presidents Report-Lois Zettlemoyer reported on behalf of the committees as noted below.

4. Management Report-Management noted that the street maintenance project is coming up in July. Notices to be sent with the billing statements going out this week and an eblast will be sent as well.

5. Financial Report

- A. April through May 2022-Report provided in the meeting packet was reviewed.

6. Committee Reports

- A. Design Review Committee-Kevin Baker noted that only one submittal was received for a temporary parking variance that was approved.

- B. Painting Committee-Robert Moore

- 2022 Painting-status update-Painting is complete. It was noted that one member noted a couple of concerns with the painting of her home and is working with Robert Moore and the painting contractor to resolved. An owner also contacted the HOA regarding some concrete damage on her roof. Management informed the member that they should proceed with any necessary repair work and submit their cost to the HOA to work with the contractor for a resolution. Once the request for reimbursement is received, management will contact the board of directors.

- C. Landscape Committee-Cathy Marrero absent. Lois reported that Juan is still working on tree maintenance needs. There is still some work needed near the pool, on the northwest side of the community as well as the east side. Ivan's tree service also provided service; their 2nd invoice has not yet been received. Points West continues to fix irrigation leaks. The association may need to look at irrigation replacement in the near future.

- D. Pool Committee- Lynn Baker, absent. Lois commented that David Lopez plans to begin helping out with the pool. A new cleaning service has been hired at the same current budget rate however the cleaning will now be done every other week with a more detailed service being provided monthly.

- Co-Chair-No action taken on appointing a co-chair.

- E. Newsletter-Hilde McNeil/Sharon Pierce-Deadline for the newsletter is August 15th and will cover September, October, November, and December.

- F. Nomination Committee-Jerry Barden-No report.

- G. Road Committee-Bob Roberts

- Street Maintenance-Status Update-Discussed under the management report.

7. Old Business

- A. 2022 Budget Amendments-No action. Currently waiting on Juan Barba's invoice as it is understood that the costs for the tree work will exceed the estimate Juan originally provided.

8. New Business-None.

9. Member Forum

- Barrio Master Resident Council-Trudy Nowak, absent. No update.

10. Adjournment and Next Meeting-The next Board of Directors Working Session will occur on September 26th and the next regular Board of Directors meeting to be held on October 10^h. Meeting dates are currently listed on the community website. There being no further business, the board was in unanimous agreement to adjourn the meeting. Meeting adjourned at 5:56pm.