

Cielito Lindo de *Tubac*

HOMEOWNERS ASSOCIATION

c/o Stellar Property Management, LLC, P.O. Box 18108, Tucson AZ
85731 Phone: 520-561-8497

The 4/13/26 meeting for the Cielito Lindo de Tubac Homeowners
Association held via Zoom.

Draft Minutes

1. Call to Order/Establish Quorum/Roll Call- Meeting called to order at 4p.m. Quorum established with 4/5 directors present.
 - Laurie Ogden – President-Present
 - David Lopez – Vice President-absent
 - Judy Meek – Secretary-present
 - Jerry Barden – Treasurer-present
 - Kevin Baker – Member at Large-present

Also present; residents Silas Towler, Jo Lyn Baker, Mike Fay, and Tammy Censky and Michelle Mittendorf of Stellar Management.

2. Approval of December 8, 2025 Board of Directors Meeting Minutes- a motion was made, seconded, and carried to approve the December minutes as is. (Baker/Barden)

3. **President's Report** -

- New Welcome Letter (attached) added additional list of prohibited items for Wastewater Treatment System and an updated contact list- motion made, seconded, and carried to approve the updated welcome letter which is on the website for review (Meek/Barden)
- Resource section on Website information page updated by owner Beth Closner. She will continue to update it as new resources are found.

- Two Board members received a text using President's name asking for unauthorized vendor payment using Zelle. Board members advised to use caution.
- Approve attached minutes from the 3/24/26 work session- motion was made, seconded, and carried to approve the March work session minutes. (Barden/Baker))

4. **Management Report-**

FINANCIAL REPORT AND BUDGET: Tammy presented the end-of-year 2025 financial report and reviewed and discussed the various expense categories. The 2026 financials and budget were reviewed and discussed with Tammy confirming that unspent operating funds would go into the reserves, including \$20,000 for road maintenance.

5. **Committee Reports-**

Landscape Committee-

- Jerry Barden chair- Southwest Pest Control was scheduled to assess a gopher infestation discovered after recent landscaping work. Cost of \$375 already approved. Laurie Ogden will be updated on the Gopher issue and progress.
- Jerry Barden cut mistletoe out of trees and will address the current seasonal ant issue.

Pool Committee- Laurie Ogden, acting pool chair

- Keith Johnson appointed to provide oversight for the pool and community room while Laurie is in NY from June to October. Blast email sent to Cielito Lindo community.
- Laurie ordered two signs to attach to the pool room door to remind people to keep the doors closed against pests.
- The pool heater will be turned off in May and turned back on in October

- Mark McNutt has fixed community room hot water heater
- Mark McNutt asked to clean the scuppers and inspect the roof of the community room
- pool volunteer schedule posted for April '26
- new pool contractor, Total Care Pool. Deans Affordable pool service no longer used.

Paint Committee; chair Silas Towler-

- Silas reported that the painting was complete except for two gates at one property. Painter Jesus promised to return to complete the work. Silas will check.
- The property at 4 Calle Dorado was provided with the necessary information to repair a leaking water feature.

DRC Committee; chair Kevin Baker-Kevin

- DRC committee's proposed project to replace vehicle windshield placards with tags requires updated vehicle information regarding all homeowners and tenants. Michelle Mittendorf is in the process of updating the vehicle information log and will send a monthly reminder to the homeowners who haven't complied.
- This summer's approach for repeat parking offenders will include review of past violations and direct hearing notices to violators without three prior letters. Tammy will provide the Board with a fillable digital complaint form which will be posted on the website.
- Discussed a submission from Keith Johnson regarding alterations to the front of his ramada which DRC has not yet approved.

6. Old Business-

- Road coating; Stellar Management obtained one estimate for \$6644 from Tucson Asphalt. Sunland Asphalt recommends we wait another year. The Board agreed to postpone asphalt seal coating until next year.

- Tammy asked to get a bid for crack sealing only from Sunland Asphalt.
- Repairs needed to the overhang of the men's bathroom patio porch on the north side of the Community Center. Raul's estimate to replace two corbels on top of the post and a paint touchup is \$475.00. Extra paint kept in the supply closet. A motion was made, seconded and carried to allow Raul to repair the bathroom overhang issues for \$475. (Baker/Meek) Raul will complete the work before monsoon season.

7. **New Business**- Laurie will ask Raul to provide an estimate on Rafter Tail repairs for the entire pool house.

MemberForum-

Next Board Meeting: 6/8/26 on zoom@ 4 pm Tubac time.

Next Work Session 5/18/26 on zoom @ 4 pm Tubac time.

Close meeting- there being no further business to discuss, a motion was made, seconded and carried to adjourn at 5pm (Baker/Barden)