

# *Cielito Lindo de* *Tubac*

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

The 6/8/26 meeting for the Cielito Lindo de Tubac Homeowners Association was held via Zoom.

<https://us06web.zoom.us/j/81747218776?pwd=8eXol6fnhaRzS3c0OCC6L18kK8lybW.1>

Meeting ID: 817 4721 8776

Passcode: 803441

One tap mobile

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Join by SIP

o 81747218776@zoomcrc.com

Join instructions

<https://us06web.zoom.us/join/81747218776/invitations?signature=-MMjbdFKKj-OJsKAY450UpWviafSEtEteGAtvKZrbVw>

## Minutes

1. Call to Order/Establish Quorum/Roll Call- Meeting called to order at 4:05pm. Quorum Established
  - Laurie Ogden – President- present
  - David Lopez – Vice President- present
  - Judy Meek – Secretary- present
  - Jerry Barden – Treasurer- absent
  - Kevin Baker – Member at Large- present
  - Tammy Censky and Michelle Mittendorf from Stellar Property Management were also present
  - resident Jo Lynn Baker was present
2. A motion was made, seconded and carried for approval of the minutes of the April 13, 2026 HOA meeting.
3. **President's Report** -
  - Vehicle information request: 34 of 55 owners have responded.
  - Raul ordered 8 foot beams for new corbels for the men's bathroom

overhang repair. He will start work on the 15<sup>th</sup> of June.

- Tammy mailed the owners of 30 Circulo Diego Rivera a pool key and more new pool keys were ordered.
- The owner of 130 Calle Barrio de Tubac had Mark McNutt clear her gutters. He couldn't hear a mechanical noise on the back patio and no one has reported the noises again.

#### 4. **Management Report-**

- Discussion of the \$50,000 limits, \$1000 deductible, 25k rider for tree damage and last year's past usage of Cielito Lindo's insurance covering storm damage
- Management company only advised of dates of tenancy and associated vehicle identification for the produce workers at the Kelchner property and tenant Jacob Davis court, although there are clearly other summer tenants. Michelle will reach out to Candace Harmon at Long Realty for her list of Cielito Lindo tenants.
- Tammy reviewed and discussed May 2026 financials. Branden will be recoding the \$7500 clubhouse maintenance repair exterior painting from reserve expense to painting.

#### 5. **Committee Reports-**

Landscape Committee- Jerry Barden, chair (David Lopez, HOA Vice President spoke on his behalf)

- The gopher problem at the southwest entrance to Cielito Lindo entrance has been eliminated.
- Chairperson, Jerry Bardon, awaiting an estimate from Ivan for tree pruning at the pool and elsewhere in the neighborhood.
- Pre-emergent spraying scheduled for June 10<sup>th</sup>. Jerry will be out of town so David Lopez volunteered to place the flags on the property of exempt homeowners.

Pool Committee- Laurie Ogden, acting pool chair

- pool volunteer schedule posted for June '26.

- “please close door” sign placed on south community room door.
- Keith Johnson is receiving copies of reports from Total Care Pool 3 times/week.
- Annually required inspection of the scuppers and roof of the Community Room completed by Mark McNutt.

Paint Committee; chair Silas Towler

- 2026 painting complete except for two gates at 2 Calle Dorado- The painting contractor should be advised next year that those gates need to be addressed.

DRC Committee; chair Kevin Baker

- There are three observed properties currently renting to produce workers, two of which have advised Management of the associated vehicles. A one time variance was granted for a truck that wouldn't fit in the garage.
- Management was not give advance notice about a pickup truck observed in the driveway of another property. Although the truck was moved upon request it was subsequently seen parked in a guest space without a placard. The property owner was advised of the need for a variance to use guest spaces. No variance request was received and the truck has not been observed since.
- The owner of a Lexus parked in a guest space without a placard has submitted a request for a variance from the DRC. Motion made, seconded, and carried to not approve. Instead the vehicle owner will be asked to seek other parking options.
- Discussed HOA's authority to tow unauthorized vehicles parked in Cielito Lindo guest spaces as well as the possible warnings required before towing, such as towing signs and notes on the vehicle. Motion made for management company to contact Adage Towing for signs and a quote. Motion seconded and carried(Meek/Lopez)
- After discussion the Board decided not to authorize designation of a specific guest spot for variance vehicles

## **Old Business-**

## **New Business-**

- The Memorial Day party at the pool was well attended. If a Labor Day party is planned management will send an eblast to the Cielito Lindo community announcing the event. Signs will be also be posted on the pool gates.
- Pool keys; Current owners are charged \$50 for a lost key. HOA will assume the cost of a key for new homeowners who were not left a pool key.

## **Member Forum-**

Next Board Meeting: 10/12/26 on zoom@ 4 pm Tubac time.

Next Work Session 9/21/26 on zoom @ 4 pm Tubac time.

Close meeting-motion made seconded and carried to adjourn at 5:05pm  
(Lopez/Meek)