

Cielito Lindo de Tubac
Special Board of Directors Meeting Minutes
February 1st, 2021, 5:30pm

1. Call to Order/Establish Quorum/Roll Call-Meeting called to order at 5:36pm.

Lois Zettlemyer – President-Present
James Horn – Vice President-Present
Cathy Marrero – Secretary-Present
Kevin Baker – Member at Large/DRC Chairperson-Present
Hilde McNeil – Treasurer-Present

Community Members in attendance: Trudy Nowak and Leo Francis

2. Review of Adhoc Committee Report: Written report submitted by Trudy Nowak – attached.

Discussion related to who are the members of the Master Barrio Board.

Lois Zettlemyer will follow-up with Stellar Property management to acquire this information and will share it with the CLC HOA board and the Ad Hoc Committee.

The Ad Hoc committee was requested to submit a written report at the end of each of the following months to the CLC HOA board with updates as to progress that is being made toward Rainwater harvesting and collection containers regarding the Master Barrio and Cielito Lindo communities. Agreed to by Trudy Nowak and Leo Francis.

3. Continuance of Abeyance request for Lot 21

Discussion by Board members over two options regarding the rainwater harvesting cistern/tank located in Lot 21. The first option is to request the removal of the cistern/tank now per legal opinion by the CLC attorney as it is not allowed per the Master Barrio CC&R's. The second option is to allow a period of time for the Ad Hoc Committee to obtain a specific variance for Lot 21 or to change the CC&R's in regard to allowing Rainwater harvesting cisterns/tanks to be allowed in the community.

A motion was made by Jim Horn and seconded by Cathy Marrero for the second option, which follows below. Discussion occurred and the following motion was approved unanimously.

Motion below in its entirety:

- Allow the tank to remain in place while the Adhoc committee works with the Master Barrio for a variance or change of Master Barrio CC&R's to allow for Rainwater harvesting cisterns/tanks with the following stipulations.
- The time limit for a CC&R change or variance must occur before August 1st, 2021. If there has been no change to the CC&R's during this timeframe the tank/cistern must be removed by Sept 1st, 2021 without any additional discussion.

- If prior to the August 31st date, the Master Barrio determines that the CC&R's will not be changed, and cisterns/tanks will not be allowed. The cistern/tank must be removed within 30 days of the Master Barrios decision
- If the Master Barrio indicates that it will allow cistern/tanks to become allowed in the community. The owner of Lot 21 must then resubmit a Design Modification request to the Design Review Committee for approval of the existing tank. The DRC previously denied the cistern/tank because it was considered too large and too visible to the neighbors on the North side of Lot 21 and visible from the Anza trail walking path. The DRC may require a size change to the cistern/tank or shielding of the existing tank before giving approval.

Meeting adjourned.

The next meeting will be the February 10th, 2021

Attachment: AD HOC COMMITTEE UPDATE Feb 1, 2021