

Cielito Lindo de Tubac

Agenda for Board of Directors Meeting

Topic: Cielito Lindo Board Meeting

Time: December 11th, 2023, 05:30 PM Arizona

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

Lois Zettlemyer – President-Present

Jerry Barden – Vice President-Present

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 10.9.23-Motion made, seconded, and carried to approve the minutes as submitted. (Zettlemyer/Baker)

B. Affirm the Approved email vote for:

- Approved change of Landscaping company from Points West to Perrydise Landscaping. 30-day notice given to Points West with an end date of December 31st. Start date for Perrydise of January 1st, 2024. Motion made, seconded and carried to ratify the approval to change landscape maintenance companies and send a thirty-day notice to Points West. (Zettlemyer/Baker)
- Approval of Phase 1 gravel delivery and spreading in an area North of the pool. Motion made, seconded, and carried to ratify the approval for gravel purchase. (Zettlemyer/Shek)

3. Presidents Report-Lois Zettlemyer

- The work session on September 25th was represented by 4 board members and 4 owners. Discussions r/t new tree watering, Phase 1 gravel placement, outside patio lighting, reviewed landscaping company options, upcoming community party, review of DRC items, and pool/spa heaters supposed repairs. Lois also commented that Silas Towler has agreed to be the paint committee chairperson as he is in the community throughout the winter.

4. Management Financial Report

A. As of November 2023-Financials reviewed.

5. Committee Reports

A. Design Review Committee- Kevin Baker-The following issues were discussed. Written report submitted and attached with the minutes.

- Outside Patio Lighting, review of rules by DRC Committee and summary report in process
- Request for onsite DRC availability-Still looking for volunteers.
- DRM requests-Submittals go through management, Kevin sends to the rest of the committee. Process works fairly smoothly. Fillable form is the best option for submitting requests.
- Parking requests-Request received recently with no end date and was not approved. Kevin noticed there could be confusion with how the parking spaces are marked or not marked. Would like to have placards made informing those parking illegally of the issue and suggested more signs be added.

B. Painting Committee-

- Color change requests/color Palette update-Lisa Paton is assisting Trudy in getting our color schemes updated to match our present display board and checking on possible new colors. No further report. Silas plans to meet with current paint contractor to get estimates for Spring painting.

C. Landscape Committee-Jerry Barden

- Phase 1 of gravel replacement commenced on November 22. Approximately \$1200 approved for rock. Invoice for spreading of gravel will be sent to management for payment when available. Phase II also approved, Send revised check. Motion made, seconded and carried to approve the 3/8 size rock in the amount of \$2379.35 for 40 tons from Green Valley Decorative Rock. Management will send a revised check for the rock. (Zettlemoyer/Shek) Rock work to be paid from the tree budget. Motion made, seconded, and carried to have Perrydise spread the 40 ton of rock and distribute for \$1200. (Zettlemoyer/Baker)
- Contract with Perrydise is in the works. Lois drafted an agreement with their proposal. Awaiting the contractor's approval on their end.

D. Pool Committee- Pool Committee Chair John Burton.

- Both pool and spa required maintenance for the heaters. This has been completed however the heater is not working. Spa heater is working, pool heater is not. The Spa was acid washed and refilled with fresh water. Packrats have caused issues with the pool heater. Cost for heater parts is \$425 and labor charges of \$850 total \$1725 with no guarantees that it will continue to work. New heater would be approximately \$4,000.
- Replacement filter cartridges for the spa were ordered from Amazon and have been replaced by our pool maintenance company.
- The spa was emptied, acid washed and refilled today.
- Management will call Green Valley Pools and Spas for a 2nd opinion to h. Motion, appoint John Bruton pool committee chair. (Zettlemoyer/Baker)

E. Newsletter- Editors, Pierce & McNeil,

- Review of items in next Newsletter-No report. Party is planned for Wednesday the 13th. 35 members have rsvp'd. The party starts at 4pm at the pool.

F. Nomination Committee-Jerry Barden. Stellar will send out eblast requesting volunteers.

G. Master Barrio de Tubac Report

H. Party Committee-

Party committee report with proposed 2023-2024 Schedule: Sharon Pierce

- Holiday party December 13, 2023
- St. Patrick's Day Party (Bon Voyage) March 13, 2024

6. Old Business-

A. Reserve Study-Advisor has visited the site, anticipating reserve study report any day.

7. New Business-None

8. Member Forum

- Open for Discussion

9. Adjournment and Next Meeting-