

Cielito Lindo De Tubac Homeowners Association

Annual Membership Meeting Minutes

February 2nd, 2022

The Annual Meeting for the Cielito Lindo de Tubac Homeowners Association was held on February 2nd, 2022 via Zoom.

I. Call to Order

Meeting was called to order at 5:32pm by President, Lois Zettlemoyer.

II. Certify Quorum Present

Quorum established with 21 Lots represented by absentee ballot. Those members present on the zoom call included Lois Zettlemoyer, Kevin and Jo Lynn Baker, Bonnie Shek, James Horn, Trudy Nowak, Jerry Barden, Michael Dunn, Laurie Ogden, Homero and David Lopez, and Mary Vanis.

III. Introductions

Introductions made.

IV. **Financial Report**-Tammy Censky reviewed the financial report and 2022 budget with the members present and answered questions. Report and budget were mailed to all members in the meeting notice.

V. **Presidents Report**-Lois Zettlemoyer reported regarding activities of the Association over the past year. Written report attached as part of the minutes.

VI. Committee Reports-

- **Design Review Committee**- Kevin Baker reported and provided a written report attached with the minutes.
- **Pool Committee**-No written report submitted. Lois Zettlemoyer noted that Lynn Baker is the new chairperson for the committee. Maggie Steffen sold her home in 2021. Dean's Affordable Pool Care provides maintenance of the pool on Monday, Wednesday and Friday. Volunteers tend to various tasks on Tuesday, Thursday, Saturday and Sunday. Lois thanked the pool committee volunteers for their service to include Buz Wortham, Gail & Rod Rich, Skip Hovind, Barry Chiverton, Jane and Jerry Barden, and Lynn and Dale Baker.
- **Landscape Committee**-See written report submitted by Lois Zettlemoyer.
- **Painting Committee**- Lois Zettlemoyer noted that there are 8 homes to be painted in 2022 plus the community room. Bids received from L and M Painting total approximately \$30,000. Currently awaiting two additional quotes. List of homes to be painted can be found on the community website. Jerry Barden suggested a committee be established to review the current exterior color information to add some additional colors.
- **Newsletter**-See written report submitted by Lois Zettlemoyer.
- **Website**-Mike Dunn no report. See written report submitted by Lois Zettlemoyer. Michael Dunn does a great job keeping the website updated.

VII. **Approval of the 2021 Membership Meeting Minutes**-Ballots were tallied; the minutes of the 2022 Annual Meeting were unanimously approved.

VIII. **Election of Directors**

Per the ballot tally, Lois Zettlemyer was elected to serve another 3-year term on the Board of Directors. It was noted that the ballot informed the members that there were two positions open but only one volunteer. Trudy Nowak volunteered to serve on the Board of Directors. It was agreed by the members present to elect Trudy to serve until the next Annual Meeting to fill the current vacancy and her name will be included on the ballot for the 2023 meeting should she wish to complete the remaining two years on the term.

IX. **Open Forum**

Members were given opportunity to voice questions or concerns regarding the Association throughout the meeting. No further comments made. Management noted that the Barrio Master HOA is seeking volunteers from members or sub association board members to serve on a resident council for the Barrio Master HOA. Issue to be further discussed in the Board of Directors Organization Meeting to follow.

X. **Adjournment**

There being no further business, meeting adjourned at 6:14pm.

DRAFT