

**Cielito Lindo De Tubac Homeowners Association
Annual Membership Meeting Minutes
February 5th, 2020**

The Annual Meeting for the Cielito Lindo de Tubac Homeowners Association was held on February 5, 2020 at the Community Pool Clubhouse. See sign in sheet for members present.

I. Call to Order

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

II. Certify Quorum Present

Quorum established with 23 Lots represented in person or by absentee ballot.

III. Introductions

Introductions made.

IV. Financial Report-Tammy Censky reviewed the financial report and 2020 budget with the members present and answered questions. Report and budget attached as part of the minutes.

V. Presidents Report-Lois Zettlemoyer reported regarding activities of the Association over the past year noting the following:

Pool Issues

- Motion detector for pool light changed from automatic to switch controlled.
- Pool vacuum was stolen. Another was purchased to replace it but not installed yet.
- Trees were trimmed around the pool to reduce the amount of debris.
- Pool monitoring needed more often due to Santa Cruz County health regulations. Volunteers needed to assist.
- Pool pump and heater replaced.
- Spa sand filter in need of replacement. Cost is \$1,000.
- Spa heater leaking and will be repaired.
- Roof over equipment area determined not to be needed. Buzz Wortham volunteered to clean out the area periodically.
- It was noted that Buzz has volunteered to do various work around the community such as cleaning lights, changing bulbs, cleaning debris from the roof and cleaning around the pool area at a considerable savings to the HOA.
- It was noted that the pool was thought to be a salt-water pool, but is no longer. Management will talk with current pool service contractor regarding the salt-water system. It was also suggested that management gather the information for replacement of pool equipment over the past few years. The number of leaks in the pool equipment is concerning and a suggestion was made to get a 2nd opinion concerning the pool equipment.

- Changes to AZ state law concerning statements was discussed. It was noted that the law now requires the HOA to provide statements to members in the frequency in which the dues are collected. Member can opt-in for email billing rather than receiving a statement in the mail to save postage and copy charges. A form was sent out to all members with the notice of increase and was also included in the last newsletter.
- Worker Bee day is planned for March 14th.
- Signs at the entries were replaced.
- Those who rent out their homes should provide rental information to the HOA.

VI. Committee Reports-

- Design Review Committee-No report.
- Pool Committee-Addressed in Presidents report.
- Landscape Committee-Cathy Marrero, chairperson, noted that Ron Kurpius who previously chaired the committee passed away. Leo Francis is the scribe for the committee. Leo Francis submitted a written report on behalf the committee. Report attached as part of the minutes.
- Painting Committee-No report. Lois noted that there were 3 quotes obtained for exterior house painting. \$15,500 was budgeted in 2020. The last newsletter contained a list of the homes to be painted. The Board will choose a contractor in their meeting to be held directly following the annual Meeting. Members were reminded that color change requests would need to be submitted and approved prior commencement of work.
- Newsletter-Lois thanked Hilde McNeil, Sharon Peirce and Peg Bowden for all of their work on the newsletter. Lois noted there will be five newsletters in 2020.

All committee members were thanked for their service to the community over the past year.

VII. Approval of the 2019 Membership Meeting Minutes- Ballots were tallied; the minutes of the 2019 Annual Meeting were approved.

VIII. Election of Directors

It was noted that there was one position open for election on the Board of Directors and no candidates running. The Annual meeting notice mailed out to all members noted the vacant position and requested a volunteer to be appointed by the Board to serve until the next annual meeting. Kevin Baker submitted an application to fill the vacancy. It was noted that the board would appoint Mr. Baker at their meeting to be held directly following the Annual Meeting.

IX. Open Forum

Members were given opportunity to voice questions or concerns regarding the Association throughout the meeting. The following additional items were discussed:

- Tree trimming was discussed. Concern raised about homeowners having to pay for trimming trees back from their property. It was noted that encroachment issues would be the HOA responsibility but would also need to ensure the work could be done without damaging the health of the tree. Tree trimming requests for views are paid by individual members if a DMR is submitted and the arborist working for the HOA determines that the request can be accommodated without damaging the health of the tree.

X. Adjournment

There being no further business, meeting adjourned at 6:44pm.