

Cielito Lindo De Tubac Homeowners Association Annual Membership Meeting Minutes February 10th, 2021

The Annual Meeting for the Cielito Lindo de Tubac Homeowners Association was held on February 10th, 2021 via Zoom.

- I. **Call to Order**
Meeting was called to order at 5:30pm by President, Lois Zettlemyer.
- II. **Certify Quorum Present**
Quorum established with 26 Lots represented in person or by absentee ballot.
- III. **Introductions**
Introductions made.
- IV. **Financial Report**-Tammy Censky reviewed the financial report and 2021 budget with the members present and answered questions. Report and budget attached as part of the minutes.
- V. **Presidents Report**-Lois Zettlemyer reported regarding activities of the Association over the past year noting the following:

Tasks completed in 2020:

Items updated or added to website:

- 2021 Budget.
- 2021 Painting Chart.
- Insurance policy.
- Newsletters posted on website.
- Meeting and Work session dates posted for 2021 year.
- Annual calendar listing items that need to be completed throughout the year.
- Majority of past meeting minutes posted in the Archive file.
- Book of Motions updated to reflect motions passed/denied since 2005.
- Board Work page made available for storing board and HOA documents.

Quite a year: Tree damage due to storms, invasion of Mesquite Bugs, and closure of pool due to Covid-19!!

Addendum added to existing Insurance for Tree Damage/replacement, \$409/yr.

Community Garage Sale and Worker Bee Day were successful.

Copies of our Newsletter have been sent to several area realtors to assist in their sales / rental programs

Pool and Community Building refurbishing completed as scheduled with on the Reserve Study.

Completed Tasks in 2021:

Code of Conduct and Communication Policy: approved and accepted by board.
Job Descriptions ready to be added to the website

Tasks planned for 2021:

The Community Garage Sale will be held March 6th & 7th.
Peg Bowden's husband, Wes, will hold an Estate Sale the same day.
Volunteers are needed to assist with parking and directing traffic.
Contact Jo Lynn Baker to volunteer.

Worker Bee day has been pushed to April. No firm date established yet.

Storm Drainage Task force with options and completion.
Tree trimming quote reviews.
Gravel replacement review.
Road Repair with reserve dollars by Road Mtce Task force.
Review and update pool/painting/DRC information on website.
Audit of Accounts
Annual Management Review with Stellar Management

VI. Committee Reports-

- **Design Review Committee-** Kevin Baker reported and provided a written report to be filed with the minutes.
- **Pool Committee-** Maggie Steffen reported on behalf of the pool committee and thanked her co-chair Lynn Baker for all her hard work over the past year. Maggie noted that members of the community assist with keeping the pool area clean. Maggie noted that more hand sanitizer for the area has been ordered. She also noted that there is a sign in sheet for people to use when they visit the pool for Covid 19 protocols but not everyone uses the sign-in sheet.
- **Landscape Committee-** Written report submitted and filed with the minutes.
- **Painting Committee-** Lois Zettlemoyer reported on behalf of Robert Moore, Chairperson for the painting committee noting the exterior painting is scheduled to begin on March 8th. The painting schedule is noted on the community website. Robert completed a review of homes to be painted and noted that he found issues related to roof maintenance, particularly parapets. Robert noted the homeowners need to take a more active role in roof maintenance.
- **Newsletter-** Hilde McNeil reported on the behalf of the newsletter committee reminding members that the committee sends out 5 issues per year and take off over the summer. She and her co-chair Sharon Pierce are looking for ideas for articles or article submissions and would like to maintain a balance between HOA related news and other interests. Hilde noted that Peg Bowden, who passed away in 2020 was one of the writers for the newsletter and will be deeply missed. Please contact Hilde or Sharon should you wish to lend support to the newsletter committee.

- Website-Mike Dunn noted that he continues to post items on the website that are supplied to him and would like to see other forms on the website in a writable format.

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

VII. **Approval of the 2020 Membership Meeting Minutes**-Ballots were tallied; the minutes of the 2020 Annual Meeting were approved.

VIII. **Election of Directors**

Per the ballot tally, Kevin Baker was elected to serve the remaining two years of the term he was appointed to fill in 2020. Jerry Barden and Bonnie Shek were both elected to serve 3-year terms.

IX. **Open Forum**

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

- Written comment submitted regarding the needed painting of the gazebo in the Barrio Master Park. Management contacted the Barrio Master HOA and was told the gazebo is planned for painting sometime in March to early April.

X. **Adjournment**

There being no further business, meeting adjourned at 6:25pm.

DRAFT