

Cielito Lindo De Tubac Homeowners Association

Draft Annual Membership Meeting Minutes

February 5th, 2025

The Annual Meeting for the Cielito Lindo de Tubac Homeowners Association was held on February 5th, 2025 in person at the Tubac Community Center located at 50 Bridge Road, Tubac, AZ and via Zoom.

- I. Call to Order**
Meeting was called to order at 5:30pm by President, Lois Zettlemoyer.
- II. Certify Quorum Present**
Quorum of 25% established with 17 Lots represented by absentee ballot and or on the Zoom call.
- III. Introductions**
Introductions made.
- IV. Financial Report-**Tammy Censky reviewed the financial report with the members present and answered questions. Report was mailed to all members with the meeting notice. It was noted that the final budget is posted to the website.
- V. Presidents Report-**Lois Zettlemoyer addressed the members noting this will be her last meeting as President and board member. Written report attached as part of the minutes.
- VI. Committee Reports-**
 - **Landscape Committee-** Jerry Barden reported the following:
 - Two new irrigation lines added. Will eventually replace all lines.
 - 70 lbs of gravel installed
 - Two battery timers added to irrigation lines.
 - Would like to add more xeriscape type plants to common areas
 - Trimmed 75% of trees, work performed by Ivan's Tree Service.
 - Two damaged trees removed.
 - Maintenance map currently being drafted by Hilde McNeil and Sharon Peirce.
 - **Painting Committee-**Silas Towler reported the following:
 - 7 homes to be painted in 2025 by Leo Martinez, LM Painting LLC
 - Silas commented that members should inspect their homes when the work is completed and report any issues.
 - Painting policies are located on the website.
 - **Design Review Committee-** Kevin Baker reported:
 - Owners wishing to change the color of their homes are required to submit for the change and should keep in mind color of homes around them. Paining of bottom stripe on home no longer required.
 - Parking issues continue to be a problem. Parking rules and use of parking pass vs. variance discussed. Kevin reminded the members that enforcement of parking restrictions are everyone's responsibility. If you see an issue please report it to management or any board member.
 - Rentals are permitted in the community however information regarding tenants and vehicles as well as start and end dates of leases need to be provided to the HOA.

- Website-Mike Dunn-No report.
- Newsletter-Hilde McNeil and Sharon Pearce-No report.

VII. **Approval of the 2024 Membership Meeting Minutes**-Ballots were tallied; the minutes of the 2024 Annual Meeting were unanimously approved.

VIII. **Election of Directors**

Per the ballot tally, Jerry Barden was elected to serve a three-year term on the board of Directors.

IX. **Open Forum**

Members were given opportunity to voice questions or concerns regarding the Association throughout the meeting. Additional comments made included the following:

- Member submitted written comment noting that speeding in the community is a problem and suggested rubber speed bumps be considered.
- Member commented about paint cans left in front yard of home for nearly a year.
- Member thanked the Design Review Committee for expedient review of submitted projects.
- Member commented about dogs being let off-leash in the Barrio Master HOA Park. Noting the issue is getting worse with planned gatherings in the late afternoons. Members dog was attacked by another dog.

X. **Adjournment**

There being no further business, meeting adjourned at 6:38pm.