

<b>MINUTES</b>	<b>BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION</b>
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**DATE:** January 23, 2012

**TIME:** 5:30 P.M.

**LOCATION:** Cielito Lindo clubhouse

**CALL TO ORDER:** Rodney Rich called the meeting to order at 5:30 P.M.

**ROLL CALL:**

**Directors Present:** Rodney Rich                      President  
                                  Ron Kurpius                      Vice President  
                                  Bobbie North                      Secretary

**Directors Absent:** Robert Moore                      Treasurer  
                                  Mary Fay

**Management:** Linda Hansen, Manager, and Bud Brick of Cadden Community Management

**Homeowners:** 0

**QUORUM: (3)** A quorum was present to conduct an official meeting.

**APPROVAL OF MINUTES:**

- Motion:** To approve the minutes of the November 14, 2011, Board meeting as submitted. Motion made, seconded and passed unanimously.
- Motion:** To approve the minutes of the November 14, 2011, Executive Board meeting as submitted. Motion made, seconded and passed unanimously.
- Motion:** To approve the minutes of the December 19, 2011, Informational Board meeting as submitted. Motion made, seconded and passed unanimously.

**REPORTS:**

- President:** [No report]
- Treasurer:** [See Manager's Report]
- Design Review:** [No report]
- Painting:** Ron Kurpius stated he wished to speak with L&M Painting regarding the painting on the patio walls along Nancy Lane. Linda Hansen will ask the owner of L&M Painting to contact Ron.
- Pool:** [No report]
- Landscaping:** Ron Kurpius reported that AAA is working out well and some volunteer trees will be removed.
- Manager:** Linda Hansen presented the Financial and Manager's Report. Also:

- There was a discussion about delinquencies and Linda explained the options available for lots in bankruptcy or foreclosure. Linda was directed to place delinquencies on the agenda of the next Board meeting.
- Item 1, pool cleaner: Linda described what was available and suggested they try different ones on a trial basis to see which best works. Linda was asked to notify Ron Kurpius when the pool company is installing the cleaners so he can check to see which works best.
- Item 3, Lot 20: Linda was asked to send a letter to the homeowners telling them that they must return the wall to its original color.
- Linda was asked to get the paint schedule from Robert Moore.

**UNFINISHED BUSINESS:**

1. **Gate Survey:** Bobbie North reported 38 responses to the gate survey. 10-in favor, 27-against and 3 responses to wait until funds are available.
2. **Outdoor lighting bulbs:** At one point in time, it was discussed to purchase low wattage light bulbs the homeowners could purchase on the honor system. However, the lights have never been purchase.
3. **Gravel project:** Ron Kurpius reported it would cost approximately \$14,000 for this project and this amount seems excessive. Ron & Bobbie agreed to survey the community to locate the areas where gravel is most needed.
4. **Sweeper for pool:** [Already]
5. **Water heater setting for clubhouse:** Ron Kurpius agreed to turn on the water heater.
6. **Switch sign installation:** The emergency pool shut-off sign has been installed but the area around the sign needs to be painted. Rodney Rich said this is being scheduled for the next Work Day.
7. **Fact sheet of governing documents for owners and tenants:** [No decision]

**NEW BUSINESS:**

1. **Lot 20—Status of Architectural Request:** [Already; see Manager’s Report]
2. **Transfer of excess Operating funds to Reserves:**

**Motion:** To transfer all funds in excess of \$8,500 from the Operating account to the Reserve account. Motion made, seconded and passed unanimously.

**MEMBERS OPEN FORUM:** [None]

**NEXT MEETING:** Annual Meeting February 1, 2012, 5:30 P.M. at the clubhouse. Next Work Session March 12 2012. Next Board Meeting: March 26, 2012, 5:30 P.M. at the clubhouse.

**ADJOURNMENT:** **Motion:** To adjourn the meeting at 6:09 P.M. Motion made, seconded and passed unanimously.

Minutes submitted by: Bud Brick, Cadden Community Management