

**MINUTES****BOARD of DIRECTORS MEETING  
CIELITO LINDO de TUBAC  
HOMEOWNERS ASSOCIATION**

**Date:** May 21, 2011

**Time:** 10:00 A.M.

**Location:** Cielito Lindo pool house

**Call to Order:** Ron Kurpius called the meeting to order at 10:03 A.M.

**Roll Call:** Ron Kurpius Vice President  
Robert Moore Member at Large  
Bobbie North Secretary

**Directors Absent:** Rodney Rich President  
Mary Fay Member

**Management Absent:** Linda Hansen Manager

**Homeowners:** None

The meeting scheduled for May 23, 2011 was canceled due to foreknowledge that there would not be sufficient attendance to constitute a quorum. A special meeting was called in order to discuss pool and property repair and maintenance that need action by the Board.

**Approval of Minutes:** Minutes from the previous meeting were not available and will be presented for approval at the September 2011 meeting.

**Reports:**

**President:** No Report

**Treasurer:** Robert Moore presented the Financial Report stating that the ending balance is \$19,741.06 and the ending reserve balance is \$37,080.50.

**Design Review:** Robert Moore reported that the only items currently under consideration are the color changes from owners wanting to change house colors.

**Painting:** Robert Moore reported that of the houses scheduled to be painted this year there are only 2-3 remaining and they should be completed by the end of the week.

**Pool:** Robert Moore presented three proposals for pool recoating. The bids were approximately: 1) Valley Oasis, \$13,000, 2) Patio Pools, \$11,500, and 3) Economy Pools, \$11,400. Discussion provided the following information:

- Patio Pools was the company that originally built the pool.
- The tile in the pool does not need to be replaced and to do so would be approximately \$8,000 in additional cost.
- Cement coating would be less expensive but would not last as long as the pebble coating.
- A selection of colors is available. They are dark in appearance but appear blue under water.
- The darker color choice might draw more heat and help, even if minimally, with the heating bills.
- There is \$8,000 budgeted but there are sufficient funds in Reserve to cover the cost in excess of that amount.

- Tree Trimming:** Ron Kurpius presented a proposal from AAA Landscaping for tree trimming, thinning, new plantings of shrubs and trees, and treatment of trees for wood borers. The following items were discussed or presented for consideration:
- The two proposals were bid separately with the tree trimming, maintenance, planting, etc. bid at \$7,735.64. The chemical treatment for wood borers was quoted at \$4,433.72 for this year and will need to be done annually for the next 3 to 5 years.
  - Ron Kurpius plans to meet with the vendor and verify that all work listed is needed and to clarify some language regarding removal of trees.
  - There is \$10,000 budgeted but there are sufficient funds in Reserve to cover the cost in excess of that amount.
  - Ron Kurpius and Robert Moore will meet the vendor on Monday, May 23, 2011 to make a final decision on what items do or do not need to be done at this time.
  - It was agreed that pest treatment is more pressing than some other items.

**Manager:** No Report

**Unfinished Business:**

**1. Pool Repair**

**Motion:** To authorize acceptance of proposal from Patio Pool for pool and spa recoating using pebble coat, leave existing tile, and move funds from reserve budgeted for Concrete Repair and Pool Furniture (putting those items on hold until 2012) as required to fund contract in an amount not to exceed \$12,000. Motion made, seconded and passed unanimously.

**2. Tree Trimming**

**Motion:** To authorize acceptance of proposal from AAA Landscaping for tree trimming, thinning, new plantings of shrubs and trees after clarification of issues discussed and based on items agreed to by Ron Kurpius and Robert Moore and move funds from reserve budget as required to fund contract in an amount not to exceed \$6,000. Motion made, seconded and passed unanimously.

**Motion:** To authorize acceptance of proposal from AAA Landscaping for chemical treatment for wood borer for current year and move funds from reserve budget as required to fund contract in an amount not to exceed \$4,500. Motion made, seconded and passed unanimously.

**New Business:**

**1. Parking on road Circulo Diego Rivera:** Discussion of parking in the spot believed to be designated as temporary or no parking, but turn around only.

- A renter is parking in this area and has been asked not to as it is not designated for that purpose.
- A letter has been written to the homeowner by another homeowner asking that the renter be instructed not to park in this location.
- The party parking in the spot is the renter in the home on Lot 36.
- Robert Moore would like to put up signage or tape striping indicating either temporary or no parking.
- Bobbie North will review CC&R's to see if this issue is addressed there and will contact Linda Hansen at Cadden to check on requirements and procedure to verify the status of the area and if the area is not for parking actions are allowed in order to indicate that and what steps need to be taken in order to accomplish it.

**2. Meeting for June 2011:**

- **Motion:** To cancel June meetings for 2011 and resume meeting in September 2011. Motion made, seconded and passed unanimously.

**Open Forum:** An owner arrived at the pool house on non-business related activities but stated concern regarding stocking of bathrooms and level of heat in showers and pool. Robert Moore said he would look into it.

**Next Meeting:** Working Session: September 12, 2011  
Board Meeting: September 26, 2011

**Adjournment:** The Meeting was adjourned at 11:13 A.M.

Minutes submitted by: Bobbie North, Secretary