

MINUTES	BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION
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DATE: January 24, 2011

TIME: 5:30 P.M.

LOCATION: Cielito Lindo pool house

CALL TO ORDER: Rodney Rich called the meeting to order at 5:35 P.M.

ROLL CALL:

Directors Present: Rodney Rich President
 Ron Kurpius Vice President
 Bobbie North Secretary
 Robert Moore Member-at-Large

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

Homeowners: 2

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of the December 13, 2010, Board meeting as submitted. Motion made, seconded and passed unanimously.

REPORTS:

President: [No report]

Treasurer: Ron Kurpius presented and went over the Financial Report.

Design Review: [See Manager’s Report]

Painting: Robert Moore reported 7 or 8 houses are under consideration for painting. He said some of the homeowners will have to do some trimming along the base of the walls before painting can be done. He said he would be taking another walk around with the painter on Thursday and then will get an estimate of the cost, around \$13-14 thousand. Robert asked whether to use the original purple color or try to find a similar color that wears better. It was pointed out that the green color was fixed, so perhaps we should consult with the paint manufacturer for a fix to the purple color. Robert said he will look into it.

Pool: On the pool ring covers, Robert said that he had hoped that users would remove them carefully and replace them when finished using the pool. However, this has not been done and several of the covers have punctures. Robert said it had been a waste of money and the covers would probably give out by spring and then they will have to consider another solution, possibly solar.

Manager: Linda Hansen presented the Manager’s Report. Issues:

- For the excess in Operating Account, Linda asked what to do with them—transfer to Reserves, use for projects not completed in the prior year, or it can be used to off-set a deficit for the current year’s budget. Otherwise there is a possibility of being taxed on the excess.

- On combining the common area parcels for property tax purposes, one parcel has the word "Inc." in the ownership title and Santa Cruz County will not combine the parcels until the ownership title has been corrected. Linda Hansen has contacted a title company to assist with a quit-claim deed to correct the error

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UNFINISHED BUSINESS:

1. **Honor Plaque:** It was agreed to remove this item from future Agendas.
2. **Revisit "Gated" Community:** It was agreed to table this item.
3. **Review tree trimming bids:** Robert Moore reported there is only one bid for around \$3,000 to trim "as needed." He said he will try for more bids. Linda Hansen reported there is \$4,000 in the Reserve Budget for tree trimming.
4. **Board candidate bios:** A bio has been received from Ron Kurpius.
5. **Consolidation of lots/units:** Rodney Rich asked if two connected houses could be combined as one home by punching through an opening between them. Linda Hansen said it would still be two separate lots as far as the HOA was concerned and so assessed as two lots (and probably taxed as two by the county). Linda said that if there is an application to join two houses, legal research will probably be have to be done and will have to check with the county. It was agreed that any homeowner wishing to so join two houses, it would be the homeowner's due diligence as to the legal requirements with the county and other public agencies and then the request would be reviewed by the Board of Directors.
6. **Management contract amendment:** Linda Hansen presented and described the proposed changes to the management contract.

Motion: To approve the amendment to the contract with Cadden Community Management.
 Motion made, seconded and passed unanimously.

NEW BUSINESS:

1. **Pool maintenance and cleaning:** Rodney Rich recommended hiring a cleaning person for the pool. Robert Moore reported he has talked to one woman who will do the work for \$10 an hour and come at least twice a week for approximately 4 hours/week.

Motion: To hire Grace Vega as pool cleaner and to terminate the contract with Felix Cleaners.
 Motion made, seconded and passed unanimously.

Robert Moore will notify Felix Cleaners.

2. **Annual Meeting:** February 28, 2011, 5:30 P.M. at the clubhouse.
3. **Repair fence/wall on southwest corner of the community:** Robert Moore described the condition of the walls caused by homeowner irrigation inside the back patio areas. Robert said that although the walls are the responsibility of homeowners, the HOA assumed responsibility for painting the outside of the walls. It was agreed that homeowners be told they need to install drainage system inside their walls if they plant along the inside and that they must repair any damage to the outside of the walls before the HOA will paint them. Linda Hansen was asked to send letters to the homeowners concerned asking them to correct their irrigation to eliminate the water damaging the stucco walls.
4. **Newsletter articles:** There were suggestions to include something about the new landscapers and have a way for homeowners to recommend contractors they have used and are pleased with the work.
5. **Report on AAA Landscaping:** Ron Kurpius reported the clean-up of the community has been completed and AAA is providing a written service report each time they work in the community. AAA should address each area of the community every three to four weeks.

6. Treasurer position and paperwork: Linda Hansen described the reports she can provide the Treasurer. Linda Hansen will scan and email a mini-financial report to all Board members. Robert Moore volunteered to act as the Treasurer until the Annual Meeting.

7. Plan for painting in 2011: [Already]

8. Trimming tree leaning on wall in pool area: Robert Moore stated the tree branch leaning on the pool wall does not appear to be causing any damage at this time but could in the future. Ron Kurpius agreed to consult with the Association's landscapers about removing the limb.

9. Review tree trimming bids: [Already]

10. Bids for tax preparation and annual compilation:

Motion: To hire Larry Recker, CPA, to do the tax preparation and annual compilation. Motion made, seconded and passed unanimously.

11. Excess Operating funds:

Motion: To transfer all but \$8,500 of the excess 2010 operating funds into the Reserve Account. Motion made, seconded and passed unanimously.

MEMBERS OPEN FORUM: [None]

NEXT MEETING: No work session will be held in February.
Annual Meeting: February 28, 2011, 5:30 P.M. at the pool house.

ADJOURNMENT: **Motion:** To adjourn the meeting at 7:03 P.M. Motion made, seconded and passed unanimously.

Minutes submitted by: Bud Brick, Cadden Community Management