

<b>MINUTES</b>	<b>BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION</b>
----------------	---

**DATE:** March 28, 2011

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

**LOCATION:** Cielito Lindo clubhouse

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

**ROLL CALL:**

**Directors Present:** Rodney Rich  
Ron Kurpius  
Bobbie North  
Robert Moore

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

**Homeowners:** 6

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

**ELECTION OF OFFICERS:** On proper nominations and seconds, the following were duly elected officers of the Board of Directors:

<b>President:</b>	<b>Rodney Rich</b>
<b>Vice President:</b>	<b>Ron Kurpius</b>
<b>Secretary:</b>	<b>Bobbie North</b>
<b>Treasurer:</b>	<b>Robert Moore</b>

**APPOINTMENT OF BOARD MEMBER:**

**Motion:** To appoint **Mary Fay** to the Board of Directors. Motion made, seconded and passed unanimously.

**APPOINTMENT OF COMMITTEE CHAIRS:** On proper motion and second, the following were duly appointed to the following committees:

<b>Design Review:</b>	<b>Judith Noyes, Chair, and Robert Moore</b>
<b>Maintenance:</b>	<b>Robert Moore, Chair</b>
<b>Landscaping:</b>	<b>Ron Kurpius, Chair</b>
<b>Painting:</b>	<b>Robert Moore, Chair, and Mary Fay</b>
<b>Pool:</b>	<b>Robert Moore, Chair, and Bobbie North</b>

Rodney Rich called for homeowner volunteers to serve on the committees.

**APPROVAL OF MINUTES:**

**Motion:** To approve the minutes of the January 24, 2011, Board meeting as submitted. Motion made, seconded and passed unanimously.

**REPORTS:**

**President:** [No report]

**Treasurer:** Robert Moore went over the financial figures and spoke about the increase in water charges.

**Design Review:** [No applications]

**Painting:** Robert Moore reported on the improved painting done by the current painting company, saying that house colors can be more easily changed without extra payment. He also said the plan was to repaint the clubhouse in 2012. On the wall along the southwest lots, Linda Hansen reported that only one homeowner has responded to her letters.

**Pool:** Robert Moore reported that the pool will be resurfaced on the inside this year, probably in the summer.

**Manager:** Linda Hansen presented the Manager's Report. Issues:

- Since only one homeowner along the southwest side responded, Linda suggested personal telephone calls to the non-responding homeowners. Rodney Rich suggested telling the homeowners that if they do not respond, the HOA will repair the walls and send them the bill.
- Linda submitted a draft letter to be mailed to homeowners who are on the schedule for house painting. Linda said the present rules call for post cards to be sent and she thinks a letter setting out the rules would be better. Robert Moore said that since he talks to each of the subject homeowners in person, perhaps a letter is not necessary. Rodney Rich stated that homeowners should be formally notified. Linda was asked to add paragraphs to her draft letter to include: (1) That homeowners have 30 days after painting to inspect and report any discrepancies; (2) Homeowners should remove any breakables and the HOA is not responsible for anything broken. Linda is to draft a new letter and send to the Board members to review.

#### **UNFINISHED BUSINESS:**

1. **Revisit "Gated" Community:** A homeowner reported that there are no keys for the gate lock boxes. Linda Hansen was asked to contact Dick Lockwood to see if he had the keys. Robert Moore said there had been a long study on the gates done by previous Boards. Rodney Rich asked Robert Moore to present a review of the gate issue at the next Board meeting and to try to find the gate keys.
2. **Review tree trimming bids:** Ron Kurpius said there was still only the one bid, but that AAA may be presenting another. Ron said he will do an inspection with AAA and also reported on mistletoe.

#### **NEW BUSINESS:**

1. **Outside light brightness:** Robert Moore said that houses have different lights and light levels of their outside lights, saying there needs to be some rules on this. Robert suggested the rule be 40 watt yellow bug light bulbs. Rodney Rich suggested the HOA purchase a bunch of the recommended light bulbs, keep them at the clubhouse, and sell them to homeowners. All agreed to this.
2. **Pool grounds and entrance beautification:** Ron Kurpius described the proposals for improving the pool grounds and entrances. He has asked AAA to come up with plans for this and should have them tomorrow. Rodney Rich suggested there may be money left over from last year that could be spent for this. Ron Kurpius also reported on the back yard of lot that is hooked up to the HOA's irrigation system and asked Linda Hansen to contact the homeowners and advise the irrigation will be disconnected.
3. **Wall scaling issue:** [Already, see Manager's Report]
4. **Summer Board meetings:** It was agreed to hold no Board meetings in July and August. It was also agreed that at the May Board meeting will consider cancelling the June meeting.

#### **MEMBERS OPEN FORUM:**

- Should the pool furniture be upgraded? Rodney Rich said it had been budgeted for.

- Rocking in the common areas? Ron Kurpius said the landscapers are working on it.

**NEXT MEETING:** Next Work Session April 11 2011. Nest Board Meeting: April 25, 2011, 5:30 P.M. at the clubhouse.

**ADJOURNMENT:** **Motion:** To adjourn the meeting at 6:55 P.M. Motion made, seconded and passed unanimously.

Minutes submitted by: Bud Brick, Cadden Community Management