

MINUTES	BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION
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DATE: September 26, 2011

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 Linda Crossley 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 April 25, and May 21, 2011, Board meeting as submitted. Motion made, seconded and passed unanimously.

REPORTS:

President: [No report]

Treasurer: In Robert Moore's absence Linda Hansen presented the Financial Report for August stating the operating balance is \$13,530.24 and the reserve balance is \$25,345.83. The net income for the month was \$-3085.91.

Design Review: [No report]

Painting: [No report]

Pool: With the completion of the pool renovation, Bobbie North will email the community that the pool is open. It was decided the Association should consider replacing the automatic pool cleaner.

Manager: Linda Hansen [see Manager's Report]

- Since there did not appear to be any irrigation problems in the yards where the paint has peeled from the stucco privacy walls, Linda Hansen believed Robert Moore was arranging to have the walls painted.
- Linda Hansen was directed to send a letter to the homeowner who is parking in the driveway.
- As it relates to the attorney correspondence to a delinquent homeowner, it was decided the homeowner be given the proper time to respond.
- Linda Hansen will research the CC&R's as it relates to leasing.

UNFINISHED BUSINESS:

1. **Update on gates:** Linda Hansen presented a bid from Eagle Iron Works in the amount of \$9381.62 to make the gates functional. Also, telephone service would be required at approximately \$45 per month per gate. The cost for remotes is \$30.00/remote. Also, the Association would want to obtain a maintenance contract for the gates, which would cost approximately \$290/month/gate. Rodney Rich stated that bollards would have to be installed to block off the south end of Calle Dorado but it should be confirmed with the Tubac Fire Marshall that this would be allowed. Linda Hansen was asked to check figures of monthly costs to keep gates functional to include maintenance, phones, and remotes.

Ron Kurpius stated the South gate arm is broken and as per the bid from Eagle Iron Works, the cost would be cost \$499.00 to replace.

NEW BUSINESS:

- **Schedule a work day:** Possible dates were discussed, most likely in early November. This matter will be further discussed at next month's board meeting.
- **Cleaning service at the pool:** Bobbie North to follow up with Robert Moore to obtain information on the cleaning service and begin one time per week service as soon as possible.
- **Pool Toys:** Pool toys to be taken home by September 30th or they will be discarded. Bobbie North will send an email to the homeowners.

- **Update on landscaping**

Preferred list of landscapers – May have homeowners submit names of contractors they have been satisfied with.

Trees and their state – Ron Kurpius reported a tree on Acequia appears to be suddenly dying. AAA's arborist could not detect any disease or obvious cause and AAA will continue to observe the tree. Two trees were planted, one live oak and one evergreen elm. The live oak suffered shock and may or may not rebound. The evergreen elm was planted in the wrong location and has been relocated. It is doing well. Some of the mesquites are marked with red ribbon indicating those trees still need to be trimmed.

- **Review of reserve study and special projects**

Gravel – Bobbie North stated there is a need to add new gravel next year due to the being only a very thin layer in common grounds. Ron Kurpius thought maybe homeowners can also use gravel for a certain price for their own private use. He agreed to obtain a proposal from AAA for the next work session.

Linda Hansen will scan and email appropriate pages of the Reserve Study to all Board members.

- **Preliminary Budget-**Linda Hansen presented a preliminary 2011 budget, which the Board will review at the next work session.

Members Open Forum

Rodney Rich announced Mary Fay and Robert Moore terms are ending in February.

Board asked for a large plat map of the community so that they can see specific areas as needed. Linda Hansen agreed to create an enlargement to be kept at the clubhouse.

NEXT MEETING: Next Work Session Oct, 10, 2011. Next Board Meeting: Oct. 24, 2011, 5:30 P.M. at the Clubhouse.

ADJOURNMENT: **Motion:** To adjourn the meeting at 6:38 P.M. Motion made, seconded and passed unanimously.

Minutes submitted by: Linda Crossley, Cadden Community Management