

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

TIME: 5:30 P.M.

LOCATION: Cielito Lindo clubhouse

CALL TO ORDER: Rodney Rich called the meeting to order at 5:36 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: 1

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of the September 26, 2011, Board meeting as submitted. Motion made, seconded and passed unanimously.

REPORTS:

President: Ron Kurpius reported on the Work Session, which was mainly concerned with the budget.

Treasurer: Linda Hansen went over the financial figures. Rodney Rich announced an Executive meeting immediately after this meeting.

Design Review: [No applications]

Painting: [No report]

Pool: [No report]

Manager: Linda Hansen presented the Manager’s Report. On Item #1, Lot 32, the owner was present and argued for permission to park on his driveway. Rodney Rich told him that parking on a driveway was prohibited by the CC&Rs. When the owner asked for a waiver, all Board members indicated that they would be opposed.

UNFINISHED BUSINESS:

- Gates:** Rodney Rich explained a couple homeowners have inquired about reactivating the gates. Even though the majority of the homeowners surveyed 4 years ago did want to make the gates functional, the Board agreed to investigate the cost. [See Manager’s Report, Item #6, on gate operating costs and Item #7 on cost to make gates functional.] Linda Hansen said there was not enough money in Reserves to pay these expenses and so making the gates functional would require a special assessment. It was agreed to try asking the opinion of the homeowners again.

2. **Delinquency:** [To be taken up at the Executive meeting.]
3. **Furniture pads:** Bobbie North recommended the pool chair cushions be replaced. Linda Hansen agreed to send Bobbie information on the sunbrella cushions.

Motion: To spend up to \$500 for cushions for the pool chairs. Motion made, seconded and passed unanimously.
4. **Pool toys:** Bobbie North will send a reminder email to all homeowners to remove their pool toys or they will be discarded.
5. **Work Day:** It was agreed to hold a volunteer Work Day in January but exact date was not determined.
6. **Cleaning person:** Ron Kurpius reported they had hired a cleaning person to clean the clubhouse and restrooms once per week for \$150/month.

NEW BUSINESS:

1. **Budget:** Linda Hansen presented a draft of the 2012 Budget, incorporating the changes agreed on at the last Work Session.

Motion: To approve the budget as presented as the 2012 Budget. Motion made, seconded and passed unanimously.

Motion: To have the irrigation meter changed from a two inch to a one inch meter. Motion made, seconded and passed unanimously.
Linda Hansen will contact Baca Float and arrange for the meter to be changed.
2. **Sweeper for pool:** It was agreed a new one is needed and the cost of the replacement is to be investigated.
3. **Gravel:** Ron Kurpius reported there are three types of gravel in the community and the landscape company advises not mixing the gravel. He will have the landscaping company submit a proposal for replacing gravel where needed.
4. **Switch sign and installation:** Linda Hansen reported she had given it to Robert Moore earlier in the summer.
5. **Outside light at pool:** Bobbie North will send an email to the homeowners about turning off the outside lights at the clubhouse.

MEMBERS OPEN FORUM:

- A homeowner asked permission to raise his back wall and was told to submit a DMR to the Design Review Committee.

NEXT MEETING: Next Work Session November 7 2011. Next Board Meeting: November 14, 2011, 5:30 P.M. at the clubhouse.

ADJOURNMENT: **Motion:** To adjourn the meeting at 6:46 P.M. Motion made, seconded and passed unanimously.