

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

**MINUTES** DATE: May 29, 2012

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

**LOCATION:** Cielito Lindo clubhouse

**CALL TO ORDER:** Ron Kurpius called the meeting to order at 5:37 P.M.

**ROLL CALL:**

**Directors Present:** Ron Kurpius President

Bobbie North Secretary

Catherine Marrero

**Directors Absent:** Rodney Rich Vice President

Mary Fay Treasurer

**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 April 23, 2012, Board of Directors meeting as submitted.  
Motion made, seconded and passed unanimously.

**REPORTS:**

**President:** Ron Kurpius said thanks were owed to Paula Harper for replacing the clubhouse sconce.

**Treasurer:** Linda Hansen went over the financial figures.

**Design Review:** Sharon Pierce reported on one request for repainting of a color not on the approved list and had been told to resubmit.

**Painting:** Linda Hansen read an email sent to her from new homeowners asking about house colors.

**Pool:** Agreement that the drain cover is no good as the cleaner hangs up on it. Linda Hansen said she has been told that there are no other options.

**Landscaping:** Ron Kurpius reported on one dead tree that needs removal and that he has talked to landscapers about the work. He said there was also another tree that may be dead and would be watched. Ron reported that the valve problem with the irrigation system had been corrected.

**Manager:** Linda Hansen presented the Manager's Report. Also Linda presented the grill sign.

**UNFINISHED BUSINESS:**

1. **Fact sheet:** Sharon Pierce reported she had sent her proposal to Board members and has incorporated their suggestions. Sharon presented a final draft for approval. She stated that the object is to inform owners and renters of the rules of the CC&Rs. As for enforcement, she pointed out these are rules and not suggestions. The Board agreed to rename the document as "CC&R Summary." Cathy Marrero recommended that there be included information on how to report violations and this was agreed.

**Motion:** To approve the CC&R Summary document as amended. Motion made, seconded and passed unanimously.

2. **North entrance common area beautifications project:** Linda Hansen said she was meeting with the landscapers tomorrow to discuss implementation of Cathy Marrero's landscape plan and Cathy asked to be there.

3. **Gravel:** Ron Kurpius spoke about the replacement gravel project, but said it was cost prohibitive. Kathy Marrero agreed to survey the community for the worst areas.
4. **Road project seal coat:** Ron Kurpius reported the crack fill project had been done successfully and the remainder of the road work would be done in the fall.
5. **Dead tree:** [Discussed under the Landscape Report]
6. **Lot 20 compliance:** [Discussed under the Design Review Report]

**NEW BUSINESS:**

1. **Additions to Cadden welcome letter:** Linda Hansen presented an amended welcome letter as reviewed by Bobbie North and the Board approved the revisions. Sharon Pierce recommended they deliver the welcome letter, together with the CC&R Summary, in person to new homeowners and renters.
2. **Revisit parking and animal issues:** Bobbie North said the CC&Rs had been rewritten in the past to, among other things, take out references to the declarant. Bobbie volunteered to do a comparison and submit it to the Board.
3. **Revised CC&Rs:** {See previous paragraph}
4. **Board meetings:** It was agreed to hold no Board meetings in the months of June, July, and August, unless an emergency requires one.
5. **Lot 50 request for parking variance:** A request needs to be submitted to the Design Review Committee.
6. **Design Review Committee Chairman: Motion:** to appoint Bobbie North as chairman of the Design Review Committee. Motion seconded and passed unanimously
7. **Pool keys:** Linda Hansen reported she has a record of the recipients of all pool keys. It was agreed new homeowners should not be charged for pool keys but there is a charge for replacing lost keys.

**MEMBERS OPEN FORUM:** [None]

**NEXT MEETING:** Next Work Session: September 10 2012. Next Board Meeting: September 24, 2012, 5:30 P.M. at the clubhouse.

**ADJOURNMENT: Motion:** To adjourn the meeting at 6:44 P.M. Motion made, seconded and passed unanimously.

Minutes submitted by: Bud Brick, Cadden Community Management