

MINUTES	BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION
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DATE: September 24, 2012

TIME: 5:30 P.M.

LOCATION: Cielito Lindo clubhouse

CALL TO ORDER: Ron Kurpius called the meeting to order at 5:40 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

Homeowners: 0

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of the May 21, 2012, Board of Directors meeting with corrections to the spelling of Cathy’s name. Motion made, seconded and passed unanimously.

REPORTS:

President: Ron Kurpius said there has been over 7” of rain during the monsoon. The focus for the remainder of the year will be: parking issues, other non-compliance issues and next year’s budget.

Treasurer & Managers: Linda Hansen went over the financial figures and the manager’s report.

Design Review: Bobbie North reported on three architectural requests; two approved and one pending.

Painting: No report. Linda Hansen will send the painting report, which notes the status of painting on each lot, to Ron & Bobbie.

Pool: Linda Hansen said two lengths of hose have been added to the pool cleaner and one of the spa pumps was replaced. Cathy Marrero reported a visitor had a dog at the pool and she told them pets are not allowed in the pool area.

Landscaping: Ron Kurpius reported a new foreman for AAA and AAA may be setting up a yard in the Tubac area. The landscapers work in the community every Tuesday for four hours and occasionally split their time between two days. They have been trimming trees up to 12 feet. Cathy Marrero reported on a meeting a few months ago with the AAA area supervisor regarding a plan to enhance the two entrances but nothing has been received from AAA. Ron Kurpius requested a copy of the email correspondence sent to the supervisor regarding the enhancement plan and will work with the foreman.

Cathy Marrero agreed to put out the sandwich board signs the day of Board meetings and Bobbie will remind her.

UNFINISHED BUSINESS:

1. **Gravel:** Per Ron Kurpius, no activity on this project but the water company granted permission to the HOA to install grapevines in the eastern area behind the houses on Calle Barrio de Tubac.
2. **Road project-**Ron Kurpius announced the seal coat project has been completed.
3. **Pool Keys:** It was agreed new owners will not be charged for pool keys; replacement keys will cost \$50.00.
4. **Review Parking, Animal and Fines for noncompliance:** Ron Kurpius explained the Rules and Regulations do contain a fine policy and fine schedule. Several topics were discussed regarding parking: how to handle homeowners with three vehicles, need to enforce parking, residents need to park in garages, and possibility of painting the curbs of the visitor parking areas. It was agreed to discuss this topic again at the next board meeting.

NEW BUSINESS:

1. **2013 projects and budgeting:** The preliminary budget was discussed. The plant replacement category and the irrigation repairs category should both be increased to \$1,000. Since the pool phone does not work, cancel the phone service. Change the pool pest control category to an annual contract rather than monthly. Need to consider reserves projects such as tree trimming and gravel. The budget will be reviewed again at the October board meeting.
2. **Review Board Members Terms:** Bobbie North's and Rod Rich's terms will expire in February 2013. Bobbie volunteered to re-run for the Board. Cathy suggested some names of new homeowners as possible candidates.
3. **Revitalize the Main Entrance with low-cost landscaping:** Ron Kurpius said he wanted to purchase about ten plants for the main entrance and have the landscapers install them. Cathy Marrero suggested some boulders and ocotillos at the entrances and lantana at each end of Calle Acequia. Ron said he would check with the landscapers to see if irrigation was available on Acequia.

Motion: To spend up to \$200.00 to purchase lantana for the main entrance and Acequia. Motion made, seconded and passed unanimously.
4. **Lot 30 noncompliant painting of visible interior patio walls:** Homeowner recently repainted the interior patio wall a blue color. Linda Hansen will contact the homeowners.
5. **Charge-off balances: Motion:** to charge off account balances of previous owners due to foreclosure and bankruptcy. Motion made, seconded and passed unanimously.

MEMBERS OPEN FORUM: [None]

NEXT MEETING: Next Work Session: October 8, 2012. Next Board Meeting: October 22, 2012, 5:30 P.M. at the clubhouse.

ADJOURNMENT: **Motion:** To adjourn the meeting at 7:00 P.M. Motion made, seconded and passed unanimously.

Minutes submitted by: Linda Hansen, Cadden Community Management