

MINUTES	BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION
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DATE: February 25, 2013

TIME: 5:30 P.M.

LOCATION: Cielito Lindo clubhouse

CALL TO ORDER: Tom Johnston called the meeting to order at 5:30 P.M.

ROLL CALL:

Directors Present: Tom Johnstone Vice President
Marilynn Lowder Secretary
Mary Fay Treasurer
Catherine Marrero

Director Absent: Ron Kurpius President

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

Homeowners: 17

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of January 28, 2013 Board meeting: Motion made, seconded and passed unanimously. To approve the minutes of February 6, 2013 organization Board meeting: Motion made, seconded and passed unanimously.

REPORTS:

- Vice President:** Tom Johnstone reported on the last Work Session:
- Discussed the problem of a small board and some members in Tubac only part time.
 - Marilynn Lowder volunteered to publish the Newsletter two or three times a year.
 - The HOA Directory needs to be updated and republished.
 - There are two options for maintaining the pool: Hire someone to check daily or continue to rely on volunteers.
 - Considered concerns about dog control.
 - To contact Robert Moore for the painting schedule.
 - Need rules for the distribution of the gravel from Catherine Marrero and Bobbie North.
 - Need to determine if the gates are an actual requirement per the governing documents. Two individuals volunteered to do the research. There were some comments about removing the gates as they are not functional and misleading.
 - Need more volunteers for the committees or will have to spend more money.

- Treasurer/Manager:** Linda Hansen went over the financial figures and the Manager’s Report. Also:
- Discussion about need to heat the pool in the winter—many said it was necessary for winter residents.
 - On the “No Parking” stencil:

Motion: To purchase the “No Parking” stencil for \$49. Motion made, seconded and passed unanimously.

There was a volunteer to paint the “No Parking” stencil on the cut-out area on Rivera.

Design Review: Catherine Marrero reported on requests pending.

Painting: Catherine Marrero agreed to contact Robert Moore for the list of homes to be painted.

Pool: Would like one more volunteer for the pool committee but it should be someone who is here in the summer. If interested, contact Marilynn Lowder.

Landscaping: Catherine Marrero reported she and Bobbie North had inspected the common areas and have drawn up a plan for landscaping, which includes installing 102 plants. It was found that they will need more gravel. Catherine asked for more time to complete the plans.

Social: A weekly Social Happy Hour will be held at the pool clubhouse on Wednesdays at 4:30 PM.

UNFINISHED BUSINESS:

- a. **Work Day:** Tom Johnstone reported the next Work Day would be on March 9th and asked for suggestions of projects. Some suggestions were clean up around pool area and scrape door & re-do molding at the clubhouse.

NEW BUSINESS:

- a. **through h.** [Already; see Vice President's Report]
- i. **Bylaw enforcement:** Tom Johnstone said pet control is a county ordinance and should be left to the county and not the HOA. Homeowners can be made aware of the restrictions through the newsletter.
- j. **Rental Agreements:** As relates to the requirement of homeowners providing copy of rental agreements to the HOA, this needs to be published in the newsletter.

MEMBERS OPEN FORUM:

- Call for more of the rules to be published in the Newsletter.
- Question about the number of delinquencies.
- Can house colors be changed? Yes, need to submit request to the Design Review Committee.
- Baca Float has developed a vendor list for the Tubac area.
- The Master Association has not had an annual meeting or provided budgets to the members for several years.

NEXT MEETING: Next Work Session: March 11 2013, 4:30 P M. Next Board Meeting: March 25, 2013, 5:30 P.M. All meetings at the clubhouse.

ADJOURNMENT: The meeting adjourned at 6:30 P.M. by proper vote.

Minutes submitted by: Bud Brick, Cadden Community Management