

<b>MINUTES</b>	<b>BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION</b>
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**DATE:** April 22, 2013  
**TIME:** 5:30 P.M.  
**LOCATION:** Cielito Lindo clubhouse  
**CALL TO ORDER:** Ron Kurpius called the meeting to order at 5:30 P.M.

**ROLL CALL:**

**Directors Present:** Ron Kurpius                      President  
Marilynn Lowder                      Secretary

**Directors Absent:** Tom Johnstone                      Vice President  
Mary Fay                      Treasurer  
Catherine Marrero

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

**Homeowners:** 5

**QUORUM: (3)** A quorum was **NOT** present to conduct an official meeting.

**APPROVAL OF MINUTES:** [Unable due to lack of quorum]

**REPORTS:**

**President:** Ron Kurpius stated that the painting was on schedule and that the landscapers are keeping the weeds down. Ron also stated as it relates to making the gates operational, the homeowner's have been polled twice and both times the homeowners have overwhelming vote not to make the gates functional.

**Treasurer/Manager:** Linda Hansen went over the financial figures and the Manager's Report.

**Design Review:** Six requests submitted, all approved but one.

**Painting:** [No report]

**Pool:** Linda Hansen stated the pool gas usage history has been sent to Colin Steffan as requested.

**Landscaping:** Ron Kurpius described how the landscape company covers segments of the community on a rotational basis.

**UNFINISHED BUSINESS:**

- a. **Approval of landscaping:** Ron Kurpius explained the proposal to cut back on the amount of gravel to be distributed; to reduce the cost of the project. Ron said the work would probably be done in May and described the work.
- b. **Parking:** Ron Kurpius described the procedures for illegal parking: If a Board member or homeowner identifies a parking violation, to take a photograph and write down the license number, sending them to Cadden Management. Then management sends the three violation letters and if still not corrected then the fine will apply. It was agreed that the first letter is to include a list of the

procedures and the possible penalties, but say nothing about variances—just say that if the violator has any questions to contact management.

**NEW BUSINESS:**

- a. **Design Review:** Sharon Pierce spelt out procedures when DMRs are received and what records are kept by the committee. She said the committee plans this summer to draft an information booklet, covering rules on architectural changes, for distribution to homeowners.
- b. **Lot 30's wall paint color:** The DRC has compromised with the homeowners as it relates to the accent colors on the interior of their patio walls: 18 inches of the lower walls will remain and the upper portion will be painted the standard wall color.
- c. **Newsletter and new Directory:** On the Newsletter, Linda Hansen said she has received material from Marilyn Lowder and reviewed what would be in the next issue. On the Directory, Linda said Bobby North has the information on the website and recommended using the same format for the Directory booklet. There was a question about those who do not want to be listed in the Directory: What if there was a need to get a hold of them in an emergency?

**MEMBERS OPEN FORUM:**

- Since there are only two Board members who are year-around residents, the Board should consider holding meetings with conference calls to include away members.

**NEXT MEETING:** Next Work Session: May 13 2013, 4:30 P M. Next Board Meeting: May 20, 2013, 5:30 P.M. All meetings at the clubhouse.

**ADJOURNMENT:** The meeting adjourned at 6:15 P.M. by agreement.

Minutes submitted by: Bud Brick, Cadden Community Management