MINUTES

BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION

DATE: October 27, 2014

TIME: 5:30 P.M.

LOCATION: Cielito Lindo clubhouse

CALL TO ORDER: Leo Francis called the meeting to order at 5:30 P.M.

ROLL CALL:

Directors: Present: Leo Francis President

Tom Johnstone Vice President Homero Lopez Catherine Marrero

Absent: Mary Fay Treasurer

Management: Linda Hansen, Manager of Cadden Community Management

Homeowners: 7

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of the October 6, 2014 board meeting and executive meeting with

the following correction for the board meeting minutes: add the following sentence: "The DRC is looking at developing guidelines for the steps and will modify the Design Guide-

lines." Motion made, seconded and passed unanimously.

REPORTS:

President: Leo Francis reported:

 Blanket Architectural approval from Master Association: Linda Hansen explained, per communication from Platinum Management, there are certain architectural requests that can be completed without Master approval. Linda said Platinum will ask the Master Architectural Committee to amend the Design Guideline to allow change of home color schemes to be made without permission provided an approved color scheme is selected.

Treasurer/Manager: Linda Hansen presented the Financial and Manager's Reports.

Leo asked Linda Hansen to obtain a five-year history of backflow tests/repairs from Baca Float and the name of the company who has done the tests in the past. Also, obtain bids from two other vendors.

Design Review: Leo Francis reported:

- Parking Survey the homeowner who volunteered to help with survey is no longer interested so additional volunteers are needed. Two homeowners commented on a parking issue as it relates to the visitor parking area on Calle Dorado. Dorado
- Amendment to Design Guidelines The DRC is working on an amendment to alleviate hazardous conditions as it relates to pathways over the swale on Acequia and steps on the hillside on the east side of the community.
- Word document of Design Guidelines Linda Hansen said she only has the ,pdf version of the Design Guidelines. Bobbie North volunteered to convert the .pdf document to Word.

Painting Sub-Committee:

Painting Policy Revisions: Leo explained the Painting Policy Revisions, which were sent to all homeowners for comments. After discussion it was decided additional revisions were needed: change wording to reflect homes will be painted within an 8-year period and the wood trim would be evaluated on as needed basis.

Motion: To accept the Painting Policy Revisions in principle with the suggested revisions, to align with the responsibilities listed in the CC&Rs, which need to be further de fined. Motion made, seconded and passed unanimously.

- Revise Painting Pallet Leo said Bobbie North and Trudy Nowak volunteered to help new research new paint colors.
- Results of Painting Walk-About Leo said Don Lynn, Robert Moore and she indentified five homes to be paint of which 4 homes are two-stories. Four other homeowners needed to be notified regarding other maintenance issues.

Pool:

- Pool Reservation Requests Tom Johnstone stated the management company should approved reservations requests. Linda Hansen said someone needs to be responsible to inspect prior to and after the reservation so deposit can be refunded. Catherine Marrero and Marilyn Lowder agreed to be point of contacts for inspections. Leo suggested an inventory of furniture.
- **Spa Cover Motion:** to purchase a spa cover for approximately \$100.00. Motion made, seconded and unanimously approved.

Landscaping: Catherine Marrero:

- Solution for Palo Verde tree Cathy said the tree needs to be trimmed.
- Drainage Ditch Grate the DRC is working on design for the grate.
- Raised sidewalk at lot 2 & 3 the sidewalk has not yet been repaired.
- Work Party It was decided to hold the work partied on Nov 15th and Mar 21st.

Communications: Leo Francis

- Increase Use of Website To reduce costs, Leo proposed no longer sending paper copies of the newsletter and suggested for important announcements, those 9 homeowner, who have not provided their emails, will be notified via post card.
- Eliminating Reference to Gated Community Since there is only one reference to gates in the CC&Rs (section 2.7.R, which states "installing, repairing and maintaining security gate upon the Common Areas..."), no action is required.
- Request for Members Volunteers are needed for the communication committee and to act as editor & publisher of the newsletter.

UNFINISHED BUSINESS:

a. Draft 2015 Budget – Each committee needs to evaluate their portion of the Budget. A work meeting to discuss the budget was scheduled for Nov 17th, 3:00PM at the Pool clubhouse

Motion: to proceed with an updated Reserve Study as soon as possible. Motion made, seconded and passed unanimously.

NEW BUSINESS: None

MEMBERS OPEN FORUM: None

NEXT MEETING: November 24, 2014, 5:30 P.M.

ADJOURNMENT: The meeting adjourned at 7:51 P.M. by proper vote.

Minutes submitted by: Linda Hansen, Community Management