MINUTES

BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION

DATE: November 24, 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

Mary Fay Treasurer

Management: Linda Hansen, Manager of Cadden Community Management

Homeowners: 6

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of the October 27, 2014 board meeting. Motion made, seconded

and passed unanimously.

REPORTS:

Design Review: Leo Francis reported:

■ Approve the Stair and Ditch Remediation Policy – Leo explained the need for stairs in sloped common areas and also walking grates over the swale near Acequia. Steps can be made of railroad ties or flagstone and the grates would have to be custom-made by a welder in Tucson.

Motion: to adopt the Design Guidelines Amendment for grates and stairs. Motion, made, seconded and passed unanimously.

 Addressing Parking Issues – Leo stated almost all parking issues had been addressed and Trudy Nowak is working on a community survey regarding parking.

UNFINISHED BUSINESS:

a. Draft 2015 Budget – Leo Frances explained there are two major increases for 2015: the master association has increased assessments by \$60.00/year/lot and the updated reserve study indicates the reserve contributions should be increased. Also, the landscaping expenses have been reduced and no new plants or replacement gravel is scheduled for 2015. The Association may need to increase assessments next year.

Motion: to approve the 2015 budget as submitted. Motion made, seconded and passed unanimously.

After discussion regarding small past due balances, it was decided to leave the balances on the books at this time.

b. Approved Paint Bids – Three bids for painting have been received and Robert Moore is recommending continuing with L&M Custom Painting.

Motion: To accept the bids from L&M Painting in the amount of \$12,995.00 for the 2015 painting project. Motion made, seconded and passed unanimously.

c. Approve Painting Policy Revisions – Leo explained the policy was revised to clarify definitions per the CC&Rs and also clarify the need to paint wood more frequently.

Motion: to adopt the Painting Policy as submitted. Motion made, seconded and passed unanimously.

Leo stated she will post the final version of the Painting Policy on the website.

NEW BUSINESS:

- a. Appoint Nominating Committee Leo announced Mary Fay's and Cathy Marrero's terms will expire in February. Mary Fay, Dean Johnstone and Dave Dunham have agreed to serve on the Nominating Committee. Nominations will be submitted at the Dec. 22nd board meeting.
- b. **Clubhouse Roof:** Thom Johnston reported there are two damaged areas on the Clubhouse Roof. Linda Hansen stated she received a bid from Rad Roofing to replace the roof. It was decided additional bids should be obtained.
- c. **Bat Proof Ramada**: Leo said the bat nest has been removed from the ramada rafters and a volunteer has offered to bat-proof the ramada at a cost of \$60.00.

Motion: To approve the \$60.00 expenditure to bat-proof the ramada. Motion made, seconded and passed unanimously.

MEMBERS OPEN FORUM:

- It was reported two street lights are not working. Linda Hansen said she has contacted Raul to repair.
- Raul still has not replaced the raised sidewalk.
- It was asked when the grate walkways can be installed? Leo stated the Design for the steps and the walking grates had to be sent to the Master Association for approval.

NEXT MEETING: December 22, 2014, 5:30 P.M.

ADJOURNMENT: The meeting adjourned at 6:15 P.M. by proper vote.

Minutes submitted by: Linda Hansen, Community Management