

MINUTES	BOARD of DIRECTORS MEETING CIELITO LINDO de TUBAC HOMEOWNERS ASSOCIATION
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DATE: November 14, 2011

TIME: 5:30 P.M.

LOCATION: Cielito Lindo clubhouse

CALL TO ORDER: Rodney Rich called the meeting to order at 5:30 P.M.

ROLL CALL:

Directors Present: Rodney Rich President
Ron Kurpius Vice President
Bobbie North Secretary
Mary Fay

Directors Absent: Robert Moore Treasurer

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

Homeowners: 5

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

APPROVAL OF MINUTES:

Motion: To approve the minutes of the October 24, 2011, Board meeting as submitted. Motion made, seconded and passed unanimously.

Motion: To approve the minutes of the October 24, 2011, Executive Board meeting as submitted. Motion made, seconded and passed unanimously.

REPORTS:

President: [No report]

Treasurer: [See Manager's Report]

Design Review: Judith Noyes reported on a request from lot 42 to extend back yard wall, install arched gate and man-door in garage. The request was approved.

Painting: [No report] Linda Hansen presented a bid for L&M painting to paint the exterior back yard walls for 4, 6, 8, 10 & 12 Calle Dorado.

Pool: [No report] Linda Hansen reported GV Pools says the cost to replace the automatic pool cleaner is \$375. Ron Kurpius suggested a different type of pool cleaner as the existing type gets caught on the new drains. Linda will check with GV Pools.

Landscaping: Ron Kurpius reported, as per AAA Landscaping and a laboratory test, the elm trees on Acequia are being affected by Texas root rot for which there is no cure.

Manager: Linda Hansen presented the Financial and Manager's Report. She said that if the gates are reactivated, an access lock will have to be installed for use by the Fire department. The Fire department provided information on the type of lock required.

UNFINISHED BUSINESS:

1. **Gates:** Per the manager's report, the cost to repair and operate the gates is as follows:

Analysis for the gate operating costs:

Monthly phone service	\$25/gate
Monthly Maintenance Contract	\$150/gate
Annual Repairs	<u>\$1000/gate</u>
Total Yearly Cost	\$6,200 ÷ 57 lots = \$108.77/lot/year (\$9.06/mo/lot)

There would also be an increase in the Association's electric bills.

Cost to make gates functional:

Repairs	\$9,381.62
Remotes	\$35.00/remote (57 lots X \$35.00 X 2=\$3990)
Update gate call box	\$3.50/per lot/gate (57 lots X \$3.50 X 2=\$399)
3 Bollards for Dorado	\$1,500
Reactivate phone service	<u>\$55.00 (for both gates)</u>
Total Cost	\$15,325.62 ÷ 57 lots=\$268.87/lot

Linda Hansen said there was not enough money in Reserves to pay these expenses and so making the gates functional would require a special assessment. Board members said they will have to consider whether to survey homeowners again. It was agreed to send an email survey to homeowners with full information about the cost of reactivating the gates and ask for their opinions, to be submitted by the next Board meeting. Bobbie North will send the email.

1. **Lights at pool:** Homeowners who live next to the pool said the lights shined in their windows and asked whether the lights could be shielded or different types of lights could be used. Often the motion-sensor lights do not turn off. Rodney Rich pointed out that the lights were necessary for safety, but that the Board would investigate other options.
2. **Outdoor lighting bulbs:** Bobbie North said this concerned outdoor lights on private homes and at one point in time, the Board agreed to purchase a supply of lights, which can be purchased by the homeowners. Rodney Rich agreed to check with Robert Moore to see if the lights had ever been purchased.
3. **Delinquency:** Rodney Rich said this will be taken up at the Executive session.
4. **Date for Work Day:** It was agreed to hold the next Work Day on February 4, 2012.
5. **Gravel quote:** Ron Kurpius reported a quote of \$14,000 from AAA to replenish the gravel. Three types of gravel are required. Ron agreed to meet with the landscaping supervisor to see how the project could be spread over a few years.
6. **Pads for pool furniture:** Bobbie North presented a quote for six chairs pad, saying to sew the ties on the existing pads would cost \$30 and new pads cost \$50 to \$74 per chair. Bobbie North and Mary Fay will make the fabric selection for the new pads.
7. **Sweeper for pool:** [Already, see Pool Report]
8. **Heater for pool & spa and for shower & bathrooms:** Rodney Rich said he thought a heater for the shower was unnecessary, but not all agreed. Rodney agreed to adjust the temperature on the water heater. There was some question as to what the temperature settings are for the pool and spa. Linda Hansen will consult with GV Pools.
9. **Switch sign installation:** Reported that Robert Moore has the sign.

NEW BUSINESS:

1. **Quotes for wall painting:** Linda Hansen presented quotes for repairing the stucco and painting the walls.

Motion: To accept the bid from and enter into a contract with L & M Custom Painting, Inc. to repair the stucco and paint the wall behind lots 4, 6, 8, 10, and 12 Calle Dorado. Motion made, seconded and passed unanimously.

2. **Pets and rules:** The issue one neighbor was having with another neighbor's dog has been resolved.
3. **Renter rules:** Sharon Pierce volunteered to draft a fact sheet outlining the restrictions in the CC&Rs, the Design Guidelines and Rules & Regulations, which can be distributed to new homeowners and tenants. Sharon also agree to serve as the welcome wagon and deliver the fact sheet to new occupants.
4. **Annual Meeting date:** February 1, 2012.
5. **Nominations for Board of Directors:** Robert Moore's and Mary Fay's terms end in 2012. Linda Hansen said she will need nominations and bios of candidates by mid December. Judith Noyes, Kathy Moreno and Mary Fay all volunteered to serve on the Board. Robert Moore has not yet indicated whether he will run for re-election.

MEMBERS OPEN FORUM:

- Report that the pool gate is left open sometimes.
- Report of outsiders using the pool.

NEXT MEETING: Next Work Session December 5 2011. Next Board Meeting: December 19, 2011, 5:30 P.M. at the clubhouse.

ADJOURNMENT: **Motion:** To adjourn the meeting at 7:08 P.M. Motion made, seconded and passed unanimously.

Minutes submitted by: Bud Brick, Cadden Community Management