

CIELITO LINDO DE TUBAC HOA
BOARD MEETING AGENDA
 May 18, 2015
 5:30 PM at the Pool Clubhouse

I. CALL TO ORDER

Leo Francis called the meeting to order at 5:35 P.M.

II. 2. ROLL CALL & ESTABLISH QUORUM (3 Directors):

Directors Present: Leo Francis
 Catherine Marrero
 Bob Binnewies

Directors Absent: Homero Lopez
 Michael Faye

Management: Tammy Whittington,
 Cadden Community Management

Minute Taker: Tammy Whittington

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

III. APPROVAL OF MINUTES: April 27, 2015 board meeting.

MOTION: To approve the minutes of April 27, 2015 meeting as submitted. A motion was made seconded, and passed unanimously.

IV. FINANCIAL & MANAGER’S REPORT - Tammy Whittington

Financials as of April 30, 2015

Ending Balances:			
Operating Acct. Commerce Bank	\$ 7,661.17	Delinquent Assess.	\$ 2,986.63
Reserve Acct. Commerce Bank	\$ 44,440.96		
Monthly Income	\$ 8,228.02	Late fees & Interest	\$ 11.55
Monthly Expenses	\$ 6,824.37		
Net Income	\$ 1,403.65	Prepaid Assessments	\$ 5,543.71

Budget Comparison	YTD Actual	YTD Budget	Variance
Income	\$ 32,341.01	\$ 34,224.00	\$ (1,882.99)
Expenses	\$ 36,896.78	\$ 33,291.00	\$ (3,605.78)
Net Income	\$ (4,555.77)		

V. COMMITTEE REPORTS

- **President** - Leo Francis brought up that a review has never been done. Cadden has a compilation done each year. She had spoken with a speaker at the Board Training Seminar, who felt that due to the size of the community, and the checks and balances done by Cadden, an audit was neither warranted nor necessary. A discussion ensued. The Board determined that an audit was not needed.

- **DESIGN REVIEW** - Installation of Steps – Discussion ensued. Board is still waiting for final approval from the Master Association.

- **PARKING** - Leo Francis reported that there is a need to make progress on the parking rules and regulations. Leo would like a discussion to take place, on a few points, where she feels some changes need to be made. She would like to see a rule stating where an RV can park, being that it takes generally (2) days to load or unload, etc. Discussion ensued. Leo asked if Bob Binnewies, could contact the County Park administrative office, to inquire as to the rules for overnight parking of RV's in their parking sites.
 - a. Discussion ensued regarding variance cards that can be placed on the dash of a vehicle. There are (3) large white trucks in the parking areas, which have these variances. This is not an official rule yet, still at the trial stage.
 - b. Cathy Marrero made a recommendation that new owners need to prove their vehicle cannot fit in the garage, before a variance will be granted.
 - c. Suggestion made that there could possibly be use for stickers, one very polite and then also one like used in a nearby community, which an example of, was shared by Tammy Whittington. Possibly try verbal warning first. The Board is to work on the wording and exact policy.

- **PAINTING SUB-COMMITTEE** – nothing to report at this time

- **POOL** – Bob Binnewies -
 - a. Discussion ensued regarding the placement of the new pool signs. The consensus was that (1) should probably go under the bathroom window and the other across the pool, on the wall. Tammy Whittington was asked to look up info on Jasper Pool Equipment. Suggestion made to add a line regarding children.

Motion: To have (2) new pool rule signs fabricated and installed as stated above. Motion was made, seconded and passed unanimously.

- **LANDSCAPING** - Cathy Marrero – Discussion ensued regarding hiring a new landscape company. One of the bids was from D.S Ground Maintenance.

MOTION: To approve of the D.S Ground Maintenance proposal. This could become effective as of June 10, 2015. New landscapers will be replacing AAA Landscaping. Motion was made, seconded and passed unanimously.

- a. Discussion ensued. It was determined that an email introducing the new maintenance company, be sent out. Tammy Whittington was asked to also include the following; All special requests need to go through Cadden. From there, Cadden will then forward your request to the Landscape Committee.
- b. The Board would like line 10.1 on the D.S Ground Maintenance, to be changed to 6 months, on a trial basis only. Review upon approval.

MOTION: To hire D.S Ground Maintenance and change line 10.4 on the D.S Ground Maintenance contract, to read 6 months – for a trial basis. To be reviewed upon approval. Motion was made, seconded and approved unanimously.

- **COMMUNICATIONS** – Nothing to report at this time.

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS –

- a. Tammy Whittington was asked to obtain optional pool service company proposals.
- b. Leo Francis would like to make a few changes to the DMR.
- c. In October, the painting sub committee will be determining which homes are in need of being painted. In November, the inspections will be complete. Homes will then be placed on a schedule.
- d. Tammy Whittington was asked to obtain a bid from Matthew Beemer, for the clubhouse patio post/beam.

VIII. MEMBER'S OPEN FORUM - none

IX. DATE OF NEXT BOARD MEETING: September 21 2015, 5:30 PM at Clubhouse

X. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:51 PM, by proper vote.