

CIELITO LINDO DE TUBAC HOA
BUDGET MEETING AGENDA
November 9, 2015
5:30 PM at the Pool Clubhouse

I. CALL TO ORDER

Leo Francis called the meeting to order at 5:37 P.M.

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

Directors Present: Leo Francis
 Bob Binnewies
 Michael Faye

Directors Absent: Cathy Marrero
 Homero Lopez

Management: Tammy Whittington,
 Cadden Community Management

Minute Taker: Tammy Whittington

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

III. DRAINING OF THE POOL: Leo Francis provided information; the contract with Green Valley Pools requires that a 30 day notice be given to terminate service. Rudy has stated he will provide the service of draining the pool, if the Association purchases the pump and hose required. He would be available after the 16th. Rudy will start by draining 1/3 of the water at a time, check the levels and continue draining if necessary, until the levels can be brought to where they need to be.

MOTION: Board agreed to have Rudy drain the pool, purchase the pump and hose. This should be done as soon as possible. Motion made, seconded and approved unanimously.

IV. REVIEW OF BUDGET: Discussion ensued. Tammy Whittington was asked to provide more information as to what goes under General Maintenance, to check on the final price for the painting, no cost should be in Reserve, there is a line item in the budget. Six homes were targeted on the new painting proposal. Under POOL REPAIRS, discussion ensued about possibly lowering the budgeted amount for 2016. Tammy Whittington asked to have Green Vallet Pools set the pool heater to 80 degrees. Under TREE MAINTENANCE, Tammy Whittington was asked to check what was actual paid out in 2014. For LANDSCAPING, Tammy Whittington was asked to check if there was a phased improvement plan set up for 2012 through 2014.

MOTION: Leo Francis proposed that the tree maintenance amount be raised to \$2,750. Motion was made, seconded and approved unanimously.

Discussion regarding the high master assessments ensued. Board would like to set up a meeting with the Master Association Board and any of the other Association Board members that have concerns as well. Tammy Whittington was asked to help locate the names and contact information for the other Associations. Once these have been obtained, Leo Francis will make contact with them.

The Board wants to raise the Reserve contribution amount to reflect the suggested amount in the Reserve Study - \$17,684.00. Tammy Whittington was asked to provide more in depth recommendations regarding what is in the Reserve Study, possibly discuss with Linda Hansen, to get some recommendations.

MOTION: To raise the Reserve Contribution amount for 2016 to \$17,684.00, as recommended in the Reserve Study. Motion was made, seconded and approved unanimously.

V. DATE OF NEXT BOARD MEETING: November 23, 2015, 5:30 PM at Clubhouse

VI. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:07 PM, by proper vote.