

Cielito Lindo de Tubac Homeowners Association

Annual Meeting Minutes

Date: 02/13/2017
Time: 5:30 PM
Location: Pool Clubhouse

CALL TO ORDER

The Annual Meeting for the Cielito Lindo de Tubac Homeowners Association was called to order at 6:29 PM.

PROOF OF CALL

The Annual Meeting notice was mailed in accordance with the State Statute requirements.

ESTABLISHMENT OF A QUORUM

The Association Members have 57 eligible voting members. According to the Association's Bylaws, 25% of those members eligible to vote constitute a quorum. Since Absentee Ballots can be used to establish a quorum, the ballots received plus those members in attendance at the annual meeting must be at least 15 to validate the election.

APPROVAL PREVIOUS YEARS MINUTES

MOTION: To approve the 2016 Annual Meeting Minutes as presented. Motion was made, seconded and approved unanimously.

WELCOME AND INTRODUCTION

Leo Francis introduced the Board of Directors, the Community Association Manager, and welcomed all those in attendance. There were 15 homeowners present.

Board of Directors

Leo Francis – President
Mike Fay – Vice President
Bob Roberts – Secretary / Treasurer
Cathy Marrero – Member at Large
David Dunham – Member at Large

Community Association Manager

Tammy Whittington, Cadden Community Management

FINANCIAL REPORT – Tammy Whittington

FINANCIAL REPORT: As of December 31, 2016

| Ending Balances: | | | |
|------------------------------------|---------------------|---------------------------------|--------------------|
| Operating Acct. | \$ 6,485.08 | Delinquent Assess. | \$ 1,473.92 |
| Reserve Acct. | \$ 61,408.10 | | |
| Monthly Income | \$ 1,487.81 | Late Fees & Interest | \$ 0.00 |
| Painting Re-Imbursement Pmt | \$ 9,120.00 | | |
| Monthly Expenses | \$ 1,423.66 | | |
| Net Income | \$ 70,592.25 | Prepaid Assessments | \$ 1,921.28 |

| Budget Comparison | YTD Actual | YTD Budget | Variance |
|-------------------|---------------|---------------|--------------|
| Income | \$ 117,270.22 | \$ 112,932.00 | \$4,338.22 |
| Expenses | \$ 115,759.18 | \$ 112,932.00 | (\$2,827.18) |
| Net Income | \$ 1,511.04 | | |

REPORT FROM OFFICERS / COMMITTEE MEMBERS

Pool Committee: Lynn Baker – Lynn stated that she had contacted Patio Pools, to obtain an estimate for a pool blanket / reel system. The verbal quote was
\$224.76 (blanket)
\$264.00 (reel system)
\$528.35

This price reflects a large Commercial Wholesale Discount. Discussion ensued. It was determined that Rudy needs to be involved in this research and decision. Lynn will forward her research to one of the Board members, who in turn will present to Rudy for further evaluation. If Rudy feels this system would work for the Cielito Lindo pool, Lynn will set up a demonstration for the Board and homeowners.

Landscape Committee: Cathy Marrero thanked Leo Francis for being level-headed, hard working, hands on, and such a dedicated President for the community. She stated that arborist, Juan Barba, was again contracted this year to trim trees within the community. He is due back next week to trim the trees behind the East homes. D&S is working out well and that the community looks really good. Cathy thanked all the volunteers and especially Mary Fay for being the “Happy Planter” in the community. Discussion Ensued.

Design Review Committee: Bob Roberts stated that there were several very interesting events this past year. Parking Regulations were presented to the Board and approved. There were 3-4 wall extension requests approved, several parking variance requests that were not approved. One variance was approved for a homeowner who was having their garage redone. Several complaints about barking dogs were handled by Tammy with calls and letters. The days of variances are pretty much gone. A homeowner commended the writing of the Parking Regulations; felt they were very clear and well written. Discussion ensued.

Communication Committee: Leo Francis reported that she had not been able to give this committee as much time as she would have liked this past year. She did delegate the responsibility of updating the community website to Mike Dunn.

Painting Sub-Committee: (8) homes scheduled to be painted this year:

- 2 Calle Dorado
- 4 Calle Dorado
- 6 Calle Dorado
- 8 Circulo Diego Rivera
- 114 Calle Barrio de Tubac
- 134 Calle Barrio de Tubac
- 138 Calle Barrio de Tubac
- 140 Calle Barrio de Tubac

Definitive schedule from Leo Martinez is due sometime next week. Once received homeowners will be notified as soon as possible. A homeowner asked how many homes were currently for sale in the community. Cathy answered that there were currently 6, one to be listed very soon, and possibly one more.

Presidents Report: Leo Francis thanked the homeowners for their caring support of the HOA and community. She thanked all those who volunteered for community activities and projects.

➤ **Completed Tasks in 2016**

- Design Guidelines updated
- Website updated
- Insurance policy uploaded to website
- Budget uploaded to website
- Clarified maintenance responsibility: Homeowner vs. HOA (chart incorporated within the Design Guidelines)
- Parking Regulations finalized and approved
- Annual Management Review with Cadden implemented
- Arrangement to break down the Master Association assessment payments from quarterly to monthly was made
- New pool gates and locks were installed
- The clubhouse rafter tails were worked on

➤ **2017 Tasks**

- To create mission statements
- To make the Communication Committee functional
- Rudy researching if it would be cost effective to heat the pool a few degrees more during the winter months
- Implementation of parking placards
- To have the streets seal coated

ELECTION RESULTS

Tammy Whittington tallied the votes.

- Leo Francis (18 of votes) – duly elected to the Board of Directors

DISCUSSION OF BUDGET

- The 2017 approved budget was mailed to all homeowners as part of the Annual Meeting packet

QUESTIONS AND ANSWERS (OPEN FORUM)

- Homeowner asked about the age restrictions on the spa rules; she felt they were too strict. The Board responded that the rules are set by the State and Health Department.

- A homeowner inquired as to why the pool is only heated to 80'. The Board responded that this was set according to the State Regulations. They also stated that it is very costly to heat the pool. Discussion ensued. Rudy is conducting a study currently to determine if it would be cost effective to raise the temperature of the pool a few degrees during the winter months. Leo invited anyone who might have suggestions pertaining to the pool temperature, to email Lynn.
- David Dunham talked about Cielito Lindo being a "Dark Sky" community. He set up a table outside the clubhouse with several options to follow the specifications outlined for being compliant with "Dark Sky" regulations. He invited homeowners to stop by after the meeting to take a look. Lights should be amber in color and not emit any light out past 90'. He provided an email site they could visit to view some of the lights and fixtures: ylighting.com.
- Homeowner asked what other communities kept their pool temperature at. The Board stated that they knew of one that kept their pool at 83'.
- Homeowner asked about the Master Assoc. Annual Meeting. David Dunham attended the meeting. He stated that they did not have quorum, so it was only an informational meeting. Big topic was the removal the park fountain. This was removed without any input from homeowners. They reported that it cost \$4,700 to remove it. The quote to repair the lower section of the fountain was reported to have come in at approximately \$10,000. Since several people enjoyed the fountain and were upset at its removal, Platinum is suppose to send out a survey asking if homeowners would be willing to pay a special assessment to have the fountain repaired. Some complained about the park lights being too bright, Platinum is looking into changing out the lights, to reduce the wattage put out.

ADJOURNMENT

- The meeting adjourned at 6:32 PM.