

Cielito Lindo de Tubac

Agenda for Board of Directors Meeting
Topic: Cielito Lindo Board Meeting
Time: Dec 9, 2024 05:30 PM Arizona

Join Zoom Meeting

<https://us06web.zoom.us/j/88053822435?pwd=q6Rgec7dsM3RrUZH8HTZxdb4SpGSY7.1>

Meeting ID: 880 5382 2435

Passcode: 998674

1. Call to Order/Establish Quorum/Roll Call-
Lois Zettlemoyer – President-
Laurie Ogden – Vice President-
David Lopez – Secretary-
Bonnie Shek – Treasurer-
Kevin Baker – Member at Large/DRC Chairperson-
2. Approval of October 14th, Board of Directors Meeting Minutes
4. Management Financial Report
 - Financial Report as of November 30th, 2024
5. Committee Reports
 - A. Design Review Committee- Kevin Baker
 - B. Painting Committee-Silas Towler
 - C. Landscape Committee- Jerry Barden
 - D. Pool Committee- Vacant/ Pool Schedule-Lois
Pool volunteer information:

Lynn Baker is holding the keys for the pool.

Skip Hovind, Barry Chiverton, Dave Dunham, & Jim Healy will be winter pool volunteers.
Dave will arrive after the 1st of the year.
Skip is resetting the lights at the pool to correspond w/ the time changes.
 - E. Nomination Committee- Bonnie Shek
 - o Self Nominations
 - F. Newsletter Committee-Co-Chairs Hilde McNeil and Sharon Pierce
6. Old Business-None
7. New Business
 - A. Review of 2025 Budget and increase in Dues

Irrigation - \$8.5k

Weed Spraying -\$4k

Tree Trimming - \$4k Ivan

Landscaping increase

Pool Mtce increase -

General Mtce increase (quarterly cleaning of comm bldg. roof, care of street lighting)-

Insurance increase -

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Painting -

B. Review and vote of purchase of Pool heater and Spa pump.

Heater and pump spa

\$5104.00 commercial grade Raypak heater size for pool

\$250 materials

\$929 superflo pump for spa

\$600 installation heater and pump.

\$6883 total

There is currently one heater in stock.

C. Follow-up report on the repair of Recreation Facility Items-Tammy

1. The women's bathroom at the community bldg.

The fan in the bathroom is very noisy and needs to be replaced.

Repair of the south wall has some separation in the wall board.

2. Pool

Pool deck needs to be pressure washed.

Remove the handicap lift.

3. Outside kitchen area:

Two locations need tile replacement. One by the grill and the other by the sink.

D. 2025-2026 Meeting Schedule

<u>Work Session</u>	<u>BOD Meeting</u>
Jan 20th 2025	Feb 5 th 2025
Mar 24 th 2025	Apr 14 th 2025
May 19 th 2025	Jun 9 th 2025
Sep 22nd 2025	Oct 13 th 2025
Nov 17th 2025	Dec 8 th 2025
Jan 19th 2026	Feb 4 th 2026

E. Transparency Act

8. Member Forum
9. Adjournment and Next Meeting-