

Cielito Lindo de Tubac

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

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-Present
Lois Zettlemoyer – President-Present
Laurie Ogden – Vice President-Present
David Lopez – Secretary-Present
Bonnie Shek – Treasurer-Present
Kevin Baker – Member at Large/DRC Chairperson-Present
2. Approval of October 14th, Board of Directors Meeting Minutes-Minutes reviewed. Minutes unanimously approved.
4. Management Financial Report
 - Financial Report as of November 30th, 2024-Reveiwed
5. Committee Reports
 - A. Design Review Committee- Kevin Baker-Discussed parking issues and starlink installation.
 - B. Painting Committee-Silas Towler-No report.
 - C. Landscape Committee- Jerry Barden reviewed issues with irrigation repairs, noting there are a few lots that have common area irrigation in their front yards whereas all other owners are watering their lots. Requested board assistance in determining what to do about those 4 lots discussed. Irrigation in those areas turned off this morning. Jerry Barden will inform the property owners of the water being off. Management to draft letter to four property owners informing them that the irrigation will not be repaired or replaced and members need to extend their own irrigation to cover plantings in their yard. Jerry Barden will to assist property owners with suggestions of how to handle Letter to be sent to the board prior to sending letters to owners.
 - 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 has rest the lights at the pool to correspond w/ the time changes. Lights on at 6pm and off at 10pm.
 - E. Nomination Committee- Bonnie Shek
 - o Self Nominations-None received as of yet. Management noted that if no volunteers are received the board could potentially fill the vacant position by appointing a member to serve until the next annual meeting.
 - F. Newsletter Committee-Co-Chairs Hilde McNeil and Sharon Pierce-No report.
6. Old Business-None
7. New Business
 - A. Review of 2025 Budget and increase in Dues-Budget and possible increase discussed. It was unanimously agreed to approve the budget with a 10% increase in dues raising the monthly fee from \$196 to \$215.

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

Costs discussed. It was unanimously agreed to obtain 2nd opinion from a contractor in Rio Rico. It was also suggested that the contractor be asked about the benefit of a water softener and the amount of chemical usage. John Burton volunteered to contact the contractor.

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.

Management obtained quote from handyman service for \$1500 to perform needed services to include cleaning of the recreation facility Roof. Motion made, seconded and carried to accept the quote as submitted. (Zettlemyer/Baker)

D. 2025-2026 Meeting Schedule-Meeting schedule established.

<u>Work Session</u>	<u>BOD Meeting</u>
Jan 20th 2025	Feb 5 th 2025-Annual Member Meeting
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-Laurie Ogden noted that the Corporate Transparency Act is currently on hold. We will continue to watch for any changes.

8. Member Forum-No Comments

9. Adjournment and Next Meeting-Next meeting will be the board work session on January 20th, 2025 and Board of Directors meeting that immediately follows the Annual Member meeting on February 5th. There being no further business, meeting adjourned at 7:20pm.