

# *Cielito Lindo de Tubac*

**Agenda for Board of Directors Meeting**

**Topic: Cielito Lindo Board Meeting**

**Time: April 8th, 2024 05:30 PM Arizona**

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/81462453469?pwd=Cajz7a45ZQ3IVVwHSJ7y4wVBZQ9Mtk.1>**

**Meeting ID: 814 6245 3469**

**Passcode: 634211**

1. Call to Order/Establish Quorum/Roll Call-Quorum established with 5 of 5 Directors present. Meeting called to order at 5:33pm. Homeowners present included John Burton, Silas Towler, Jerry Barden, and 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. Ratify Approval of Meeting Minutes
  - A. Regular Board of Directors Meeting December 2023-Item in Packet- Motion made, and seconded to approve the minutes as presented, (Shek/Baker), minutes approved.
  - B. Special Board of Directors Meeting Minutes February 2024-Item in Packet- Motion made, and seconded to approve the minutes as presented, (Zettlemoyer/Ogden), minutes approved.
  - C. 2024 Annual Draft Meeting Minutes for Website-Item in Packet- Motion made, and seconded to approve the minutes as presented, (Zettlemoyer/Shek/), minutes approved.
  - D. Board of Directors Organizational Meeting 2.7.24-Item in Packet- Motion made, and seconded to approve the minutes as presented, (Zettlemoyer/Baker) minutes approved.
  - E. Ratify Approval of Pre/Post Emergent Cost- Motion made, and seconded to ratify the approval of the pre and post emergent application, (Zettlemoyer/Shek). Cost was approximately \$2100.

### 3. Presidents Report-Lois Zettlemyer

- Tammy/Bethany: Report on requested action at 14 Calle Barrio de Tubac for yard cleaning and palm tree trimming r/t pack rats and cats living in back yard. Original request for action sent Jan 29<sup>th</sup>, no response. John Burton reported the issue has been resolved.
- John Burton: Report researching the possibility of installing Wi-Fi at the pool community bldg. Checking prices. Smart TV for Hybrid Zoom-in person ls for mtgs. Also, can be used for sports get-togethers. John commented that pricing for wifi at the clubhouse is century link and would cost \$50-\$70 per month. Suggested a smart tv would also be needed to display zoom meetings. Would be a good predictable system. Century Link would provide the wiring for the system. Other vendors were contacted Hughes and Starlink. Hughs not dependable and neither would Starlink. Starlink is more expensive. Lois noted there are other internet providers in the area. It was felt that Century Link would be the most economical. One time installation fee would be required. Discussion held. Issue tabled.
- Silas Towler: Report on email sent to the owner of 7 CDR r/t removal or trimming of a large agave in the owner's back yard that could present pack rat problems. Silas commented that the home is a long term rental. Managed by Candace. There was a packrat problem. Note sent to the management company. Owner responded immediately and issue was resolved.
- Bonnie: Input on suggestion that only one organized party be scheduled at pool in 2024. Possibly Christmas. Attendance at St Paddy's Day party was minimal. Bonnie commented that the party held was primarily those folks that come to the happy hours. Discussed doing a welcome back in October rather than December.
- Silas Towler: Painting of homes completed. Any issues? No issues. Project progressing. On last house currently. Contractor is a little behind but should be done in a few days. Painting list for next year will be posted to the website in the next couple of weeks.
- Request for heater/propane fire pit, for the pool area for outside gatherings. Discussion. No action taken. It was agreed to do some further research over the summer and discuss at a future meeting.

### 4. Management Financial Report

- A. As of March 2024-Financial Report included in packet. Report reviewed and discussed.

### 5. Committee Reports

#### A. Design Review Committee- Kevin Baker-

- Discussion r/t parking for repair and maintenance persons and vehicles. Kevin noted maintenance vehicles are parking on the streets periodically. Contractors are there short term and suggested members try to be patient with those service providers. If there is a long time remodeling project where the vehicle may be in the street all day a temporary parking variance be issued that can be placed on the dash board of the vehicle. The owner having the work done would be responsible for requesting the variance. Lois noted that our parking guidelines indicate parking is not to be done in the street so unless the documents are amended homeowners will continue to raise concerns. Draft language requested from the Design Review Committee to amend the guidelines and bring it back to the board for consideration. Language to be discussed at the next work session.

#### B. Painting Committee-Discussed earlier.

#### C. Landscape Committee-Jerry Barden

- Perrydise Landscaping completed pre-emergent weed spraying. Next spraying will be scheduled with Shannon's Landscaping in January. Shannon's has been confirmed for a January spray and possibly in June for 2025 at \$1350 each spray. Jerry noted that a homeowner removed cactus from her rear yard as a result of some work being done. Jerry noted that he approved the request for the owner to plant in a common area near her home. Jerry suggested some plant replacement should be done in certain areas. A few areas were discussed. Jerry commented that any areas of planting would need cooperation from members for water. Lois suggested if board members see other areas in need to inform Jerry.

#### D. Pool Committee-

- Possible Pool Volunteers for Winter: Lois Z, Gary Jaeckel, John Burton, Buz Wortham, Barry Chiverton, Dale Baker. Dale Baker can help for the month of May but not much the rest of the year. Bonnie commented on another possible volunteer.

E. Newsletter- Editors, Pierce & McNeil,

- Completed and Issued. Next one to come out in about 6 months.

F. Other Reports

Report actions being taken to provide Hybrid (in-person/Zoom) meetings for owner participation-(David Lopez and John Burton) David commented on the following reservations. Large room is reserved.

- Reserved the Tubac Community Center for Jan 20<sup>th</sup> Work Session for Hybrid meeting.
- Reserved the Tubac Community Center for Feb 7<sup>th</sup> Annual Meeting for Hybrid meeting.

6. Old Business-None

7. New Business

- A. Lois noted that Bonnie will send out newsletters and will be sending those to Mr. Dunn for posting to the community website. Plans to provide information to local realtors. Discussed the possibility of noting in the newsletters that the HOA prefers to have owners purchasing in the community rather than investors who rent out their homes. It was noted that making the comment may not be fair to those current investor owners. Discussion held. It was noted that tenants need to be provided with the rules of the HOA up front. Owners are responsible for information tenants or their property managers of the rules.

8. Member Forum

- Barrio Master HOA-Sherry Mullens-No report.
- Open for Discussion-Laurie Ogden commented that a property owner requested a more decorative cover for the newly installed water station. It was suggested the question be brought up with Raul.
- Member brought up issues with exterior modifications to a property that have not been submitted. Management will reach out the property owner to submit for their exterior modifications.

9. Adjournment and Next Meeting- There being no further business, meeting adjourned at 7:10pm.