

Palomino Homeowners' Association
Board Meeting – Regular Session
Monday, July 15, 2013

BOARD OF DIRECTORS PRESENT:

Patrick Neely
Kim Snyder
Patricia Fleming

CITY PROPERTY MANAGEMENT:

Derek Smith, Community Manager

CALL TO ORDER:

The meeting was called to order at 6:45 pm by Patrick Neely.

APPOINTMENT OF BOARD MEMBER:

By unanimous consent on June 23, 2013, the Board of Directors appointed Kim Snyder to fill the board seat vacated by Douglas Finney on May 31, 2013.

ASSIGNMENT OF OFFICERS:

Patrick Neely – President
Kim Snyder – Vice President
Patricia Fleming – Secretary/Treasurer

APPROVAL OF MINUTES:

April 15, 2013:

Motion made by Patricia Fleming, seconded by Kim Snyder, that the following be adopted:

RESOLUTION, the Board of Directors approved the 4/15/13 meeting minutes.

The motion carried and the resolution adopted by a unanimous, affirmative vote.

May 13, 2013:

The following amendments were made to the minutes of the 5/13/13 meeting:

- Old Business – Pavement Maintenance: Bid approved 4/15/13 from L&S Services/Performance Paving was withdrawn on 5/15/13.
- Next Meeting: 7/15/13 Executive Session – 6:00 pm replaces 2:30 pm and Regular Session – 6:30 pm replaces 3:00 pm
- Adjournment: Douglas Finney replaces Lyn Tyler
- Submitted by: Derek Smith replaces Jay Russett

Motion made by Patricia Fleming, seconded by Kim Snyder, that the following be adopted:

RESOLUTION, the Board of Directors approved the May 13, 2013, Regular Session Minutes as amended.

The motion carried and the resolution adopted by a unanimous, affirmative vote.

MANAGEMENT REPORT:

Questions were raised on information listed on the management reports. Derek was to research the questions.

FINANCIAL REPORT:

OLD BUSINESS:

Meeting Schedule:

Motion made by Patricia Fleming, seconded by Patrick Neely, that the following be adopted:
RESOLUTION, the Board of Directors will return to the quarterly meeting schedule.
The motion carried and the resolution adopted by unanimous, affirmative vote.

NEW BUSINESS:

Website:

Unsatisfactory issues with the current website were discussed. The Board requested Derek investigate ownership of the PalominoHOA.org domain name and other webmaster options.

Lake Bubblers and Fence Painting:

Derek updated the Board on the above issues being handled by Arrowhead Ranch Phase V.

Meeting Minute-taker:

Motion made by Kim Snyder, seconded by Patricia Fleming, that the following be adopted:
RESOLUTION, the Board of Directors will use a professional minute-taker for future meetings.
The motion carried and the resolution adopted by unanimous, affirmative vote.

October Blacktop Clean-Up:

Pat Neely reported on the blacktop clean-up scheduled for October.

Tan/Beige Sunscreens:

Derek was directed to identify homes with sunscreens that are out of compliance and send the homeowners a courtesy letter.

Architectural Review Committee – Discussion:

Patricia Fleming reported on the last ARC meeting. The ARC will now be holding regular meetings the first Monday of each month at 4 pm. Postcards are to be sent out informing homeowners of the new meeting dates/time. The Board directed the ARC to review the paint palette for compliance with the CC&R's.

ADJOURNMENT:

Patrick Neely adjourned the meeting at 9:20 pm.

Respectfully Submitted,
Patricia Fleming, Secretary/Treasurer

ACTION ITEMS FOR DEREK:

- Find out what is included in a “Welcome Package.”
- Get answers to Management Report questions.
- Make sure all future Palomino overnight parking violations make it to our violation list.
- Have callbox instruction label replaced.
- Send initial postcard or newsletter **ASAP** with something like:

Palomino’s Architectural Committee will now meet at a regularly scheduled time. Meetings will be held at 4:00 pm, the 1st Monday of each month at the Glendale Fire Department, Station 156, Community Room. Only submittals received by the management company before the close of business the Wednesday prior to the meeting will be reviewed. All homeowners are welcome to attend.

As a reminder, Section 5.22 (C) of our C, C & R’s requires written approval of the Architectural Committee prior to any changes to your lot and/or the exterior of your home.

Something about management company ability to update callbox info

- Follow-up postcard (after paint issues have been worked out with ARC/Dunn Edwards hopefully in August) stating some like:

Something about the HOA’s been working to spruce up the community. Now it’s time for homeowners to take care of deferred maintenance like house painting and replacing worn or beige/tan sunscreens.

Another reminder that everything has to be approved by the ARC prior to any changes.

- When letter goes out to homeowners regarding painting and sunscreens, they are to have until 5/1/14 to correct issues before fines begin.
- Add ARC meeting dates to the website ASAP.
- Research website domain name and alternate webmasters.
- Please have spring flower bid for the monument area ready for January, 2014 meeting.

ACTION ITEMS FOR PATTE:

- Review paint palette with ARC for possible update and addition of door colors.