

Palomino Homeowners Association
Board Meeting – Regular Session
October 28, 2015

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 6:12 pm by Patrick Neely.

AGENDA AMENDMENT:

Motion made by Kim Snyder, seconded by Patrick Neely, that the following action be taken:
RESOLUTION, the Board of Directors approved the addition of “Landlord Fee” to the
New Business portion of the agenda.

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

APPROVAL OF MINUTES:

Motion made by Kim Snyder, seconded by Patrick Neely, that the following be adopted:
RESOLUTION, the Board of Directors approved the 7/8/15 meeting minutes.

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

MANAGEMENT REPORT:

The Management Report was reviewed.

FINANCIAL REPORT:

Financial Reports for July, August and September were reviewed.

COMMITTEE REPORTS:

Architectural Committee Report:

A report was given by Kim Snyder.

Landscape Committee Report:

The unattractive appearance of our callbox/entrance landscape was discussed. The decision was made to not plant winter flowers and begin the process of redesigning this area to include granite and boulders which will decrease the moisture around the stucco monument wall and reduce annual costs by decreasing the number of seasonal flowers needed. Work will begin on a final design so that material/labor costs can be determined.

OLD BUSINESS:

Common Area Paint and Stucco Proposals:

Three bids were presented for review.

Motion made by Patrick Neely, seconded by Kim Snyder, that the following be adopted:
RESOLUTION, the Board of Directors approved the 8/3/15 \$6,873.92 bid from L & S Services for stucco repair and painting of common area walls.
The motion carried and the resolution adopted by a unanimous, affirmative vote.

Reserve Study:

The Reserve Study was reviewed.

NEW BUSINESS:

Budget:

The proposed 2016 Budget was reviewed.

Motion made by Patrick Neely, seconded by Kim Snyder, that the following be adopted:
RESOLUTION, the Board of Directors approved the 2016 Budget which included a 5% increase in Assessments.
The motion carried and the resolution adopted by a unanimous, affirmative vote.

Monument Landscape:

This was discussed during Landscape Report. No formal action was taken.

2016 Meeting Dates:

The following dates were set: January 21, 2016; March 10, 2016; April 27, 2016 (Annual Meeting); and, May 12, 2016.

Reserve CD @ Pinnacle Bank:

The Board directed Derek to not renew the CD at Pinnacle Bank. The search is underway for an interest rate greater than Pinnacle's current offering.

Landlord Registration Fee:

The Board of Directors respectfully disagrees with City Property Management Company's interpretation of the Arizona Statute 33-1260.01. The Board felt City Property should have discussed their intent with the Board prior to implementing the fee.

ADJOURNMENT:

Patrick Neely adjourned the meeting at 8:38 pm.

Respectfully Submitted,
Patricia Fleming, Secretary/Treasurer