

## MINUTES

### CASA PALOMA 1 HOMEOWNERS, INC.

JANUARY 12, 2021

<b>Call to Order</b>	Don Nelson, President
<b>Pledge of Allegiance</b>	Lead by Don Nelson, President
<b>Motion to Accept the Current Agenda</b>	Motion Made, 2 <sup>nd</sup> , Passed
<b>Motion to Accept the December 8, 2020 Minutes</b>	Motion Made, 2 <sup>nd</sup> , Passed
<b>Treasurer's Report</b>	Given by Ray U'Ren, Treasurer Ray explained that our finances are doing well. All are in Cash Reserves. Not much has been spent because of COVID-19. (report is attached)
<b>Motion to Accept the Treasurer's Report</b>	Motion Made, 2 <sup>nd</sup> , Passed
<b>COMMITTEE REPORTS:</b>	
<b>Architecture</b>	Don Nelson Don explained that there is nothing at this time to report
<b>Locator/Sales</b>	Val Van Rooy Val asked that if anyone has changes for the locator to contact her. Locators were made available to all in attendance. New locator will be made in March 2021.
<b>Courtesy</b>	Barb Nelson Cards were sent out to homeowners who were ill. Report is attached.
<b>Maintenance / Landscaper</b>	Jim Ford Jim gave a report on the Trees that have been trimmed in the HOA. Palm Trees are done and now George is working on the other trees in the HOA.
<b>Social</b>	Carol Rusch Nothing to report. No social events due to COVID-19.
<b>Coordinating Council</b>	Marlene Charron Marlene gave a report on what the GVC does for the HOA. Continuing with GVC is up for vote this year. Marlene had several handouts for the members on the GVC.
<b>Neighborhood Watch</b>	Linda Betancourt Contact Linda if you have any concerns.
<b>Lamplighter</b>	Don Nelson reported and if the sensor has gone bad in you light please contact him to have it replace.
<b>Newsletter</b>	Shirley Miel Shirley will be putting together a newsletter for spring.
<b>Website Manager / Legislative</b>	Dick Peterson Nothing to report in that legislature has not met.
<b>Rules Enforcement</b>	Don Nelson / Ray U'Ren Reminder that RV and Trailers can only be parked for 3 days in the HOA.

<b>Nominating Committee</b>	Norma U'Ren Jim Ford and Duane Rupert are up for vote. If you have a nomination for the HOA positions contact Norma.
<b>PRESIDENTS REPORT</b>	Don Nelson. Welcome to New Residents. Several homes and new residents have been added in 2020. Budget and GVC information will be mailed out and delivered soon. Meetings have been scheduled for the GVR East Center through April 2021. Dues will be mailed out in March and Due April 1, 2021. Amount is \$220.00
<b>ROUND ROBIN</b>	
<b>MOTION TO ADJOURN</b>	Motion Made, 2 <sup>nd</sup> , Passed.
<b>NEXT BOARD MEETING</b>	Tuesday, February 9, 2021
<b>ANNUAL MEETING</b>	Tuesday, February 16, 2021

*Respectively Submitted by:*

*Sheila Austin*

*Secretary, Casa Paloma 1*

# COURTESY REPORT

1-12-21

CP-1 HOA Board meeting

- 12-10-20 Sympathy card to Rita Storey, 367 Diablo, who lost her daughter, Brenda, back in September.
- 12-10-20 Get well card to John Stevenson, 168 Diablo, who has been suffering from back problems.
- 12-16-20 Sympathy card to Sandy Johnson @ 241 Varonil at the passing of her husband, Roger, from Alzheimers disease.
- 12-16-20 Get well card to Terry Miel @ 417 Diablo who fell and injured a rib.

2021

- 1-5-21 Get well card to Al Miller @ 401 Paladin who has been ill & hospitalized with covid.
- " Get well card to Bobbi Dancer on 150 Varonil after a fall outside when she broke her chest bone & arm, followed by surgery.
- 1-5-21 Sympathy to Ellen Glover at 275 Paladin for the loss of her mother in December.
- " Thinking of you card to Meredith Sunde who is in care at Brookdale ~~State~~ Santa Catalina, Meredith Sunde SNF Room 126 7500 N Calle Sin Envidia, Tucson, AZ 85718
- 1-12-21 Get well card to Mike Woolrich at 283 Paladin after breaking his arm from a fall hiking

# Casa Paloma 1 Homeowners Association Inc

P.O. Box 411  
Green Valley, Az. 85622-0411

January 6, 2021

## Reference:

December 31, 2020 monthly Report

**To:** Don Nelson, President, CP 1 board and Owners

We ended this year 2020 in December very quiet without any unusual or unplanned expenses.

We have maintained our common areas, entrance and roads all within our budget. With the Covid restrictions a lot of our planned expenses were not used. Because of this it was our decision not to increase our yearly HOA dues.

The HOA lead by Don Nelson I think has seen one of its best years both in the upkeep, care, management and Cash reserves.

Also the new board members have been such a big help in discussing issues and actually working around our community, From management of our maintenance/landscaping to doing the Christmas decoration on the front entrance.

Our only monthly expenses for December have been TEP and Velize landscaping.

We are going to end the year in a very healthy financial balance sheet.

We are open at any time for you our members to ask , see and receive any financial information you would like to see and review.

Operating Cash Accounts	\$17,221.41
Contingency Cash Accounts	\$10,112.59
Road Reserve Fund	\$231,159.36
Total Cash Reserve	\$258,493.36

Casa Paloma 1 Homeowners Association Inc.

Treasurer

Ray U'Ren



Casa Paloma 1

1/6/2021 8:56 AM

Register: Operating Account: BMO Checking Ops 0021922615

From 12/31/2020 through 12/01/2021

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment</u>	<u>C</u>	<u>Deposit</u>	<u>Balance</u>
01/01/2021		HOA Fee's	Dues HOA:HOA Yearl...	Lot 18 Martin/...			220.00	5,219.73
01/04/2021		Deposit	Dues HOA:HOA Yearl...	Lot 106 Nelson			220.00	5,439.73

1/6/2021  
Balance

Casa Paloma 1

1/6/2021 8:57 AM

Register: Operating Account:BMO Checking Ops 0021922615

From 12/01/2020 through 12/31/2020

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment</u>	<u>C</u>	<u>Deposit</u>	<u>Balance</u>
12/07/2020		Deposit	Transfer Fee	Lot 86, Somoni...		X	130.00	9,256.97
12/08/2020	2021	Don Nelson	Office Supplies		8.41			9,248.56
12/11/2020	2022	Veliz Landscaping	Landscaping Contract	invoice 0058	816.00	X		8,432.56
12/11/2020	2023	Tom Scarlett	Corresponding Consult...	Recording Corr...	1,700.00			6,732.56
12/11/2020	2025	Don Nelson	Invoiced repaid landsc...	prepaid lien rel...	40.40			6,692.16
12/16/2020		TEP	Electrical Utilities		38.74			6,653.42
12/16/2020		TEP	Electrical Utilities		60.69			6,592.73
12/25/2020	2026	Veliz Landscaping	Landscaping Contract	Invoice 0059	816.00			5,776.73
12/28/2020		Deposit	-split-	Deposit			300.00	6,076.73
12/28/2020	2027	Cincinnati Insurance ...	Insurance Expense	policy 1 yr. 04...	1,077.00			4,999.73

12/31/2020  
End of YEAR

**Casa Paloma 1**  
**Balance Sheet**  
**As of December 31, 2020**

Dec 31, 20

	<u>Dec 31, 20</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Account	
BMO Checking Ops 0021922615	4,999.73
BMO MMA Reserve 48142600636	12,221.68
Total Operating Account	<u>17,221.41</u>
Reserve Road Accounts	
Contingency Emergency HOA Fund	
Washington Federal 5 MMA 5996	10,112.59
Total Contingency Emergency HOA Fund	<u>10,112.59</u>
Road Fund Savings / CD	
BMO 1 CD 6900528980	26,794.47
BMO 2 CD 6900588561	20,831.73
BMO 3 CD 6900571897	28,100.78
BMO 4 CD 6900653520	20,112.43
Washington Federal CD1114109984	26,923.50
Washington Federal CD1114109992	26,639.35
Washington Federal CD1114110016	27,973.02
Washington FederalCD62760728303	27,338.78
Washington FederalCD62761907971	26,445.30
Total Road Fund Savings / CD	<u>231,159.36</u>
Total Reserve Road Accounts	<u>241,271.95</u>
Total Checking/Savings	<u>258,493.36</u>
Total Current Assets	<u>258,493.36</u>
<b>TOTAL ASSETS</b>	<b><u>258,493.36</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	207,315.60
Unrestricted Net Assets	21,266.78
Net Income	29,910.98
Total Equity	<u>258,493.36</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>258,493.36</u></b>

## Casa Paloma 1 Profit & Loss Budget Overview January through December 2021

	Jan - Dec 21
<b>Ordinary Income/Expense</b>	
Income	
Disclosure Fee	1,000.00
Dues HOA	56,320.00
Interest Revenue	3,000.00
Late Fee,s HOA yearly dues	100.00
Transfer Fee	1,690.00
<b>Total Income</b>	<b>62,110.00</b>
Expense	
Accounting and Legal	250.00
adjustment GL	0.00
Bank charges and Bad debt	1,000.00
computer supplies software	100.00
Corresponding Consultant	1,700.00
Electrical Utilities	1,200.00
Improvements Maintenance HOA	5,000.00
Insurance Expense	2,588.00
Landscaping Contract	22,750.00
Meals Potluck HOA Entertainment	1,000.00
Miscellaneous HOA Expense	1,000.00
Office Supplies	1,000.00
Postage and Delivery	106.00
Professional Fees	3,072.00
Repairs and Maintenance	0.00
Small Tools and Equipment	0.00
Tax Filings 1099	10.00
Taxes - Property	6.05
<b>Total Expense</b>	<b>40,782.05</b>
<b>Net Ordinary Income</b>	<b>21,327.95</b>
<b>Other Income/Expense</b>	
Other Income	0.00
Invoiced repaid landscape	0.00
<b>Total Other Income</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>
<b>Net Income</b>	<b>21,327.95</b>