

Casas Adobes Terrace Homeowners Association
2005 Annual Meeting Minutes
November 14, 2005
Nanini Library
7300 N Shannon Road

Board Members Present: Richard Baumann, Lin Turner, Wilbur Beemer, Mike Yoquelet, and Randy Porter. Gail Wikel and Linda Parker representing Lewis Management Resources, Inc. (LMR).

I. Call to Order

Richard Baumann called the meeting to order at 6:00 p.m.

II. Determination of Quorum

It was determined that 56 Lots were represented in person or by absentee ballot.

III. Introductions

Mr. Baumann introduced himself as the current Board President. Mr. Baumann thanked Beth Puhler for participating in the Neighborhood Watch Program and organizing this year's Community Picnic and Garage Sale. He also thanked the Board of Directors for working hard over the last year for the good of the Association, Wilbur Beemer for being the ACC and Landscape Chairman, and Mike Yoquelet, Bill Cullum, Barbara Bourne, and Janice Trainor for being ACC members. He made a special thanks to Randy Port for filling in on the Board when a position came available between elections and carrying out the position to the end of the term.

Each Board member introduced themselves. Gail Wikel introduced herself and Linda Parker as LMR representatives.

IV. Approval of the 2004 Annual Meeting Minutes

A motion was made by Barbara Bourne to amend the minutes as follows:

- Part 1, Line 6-7, "Professional Property Managers" changed to read "Property Management Group".*
- Part 3, Line 3, "association activities" changes to read "lawsuit."*

The motion was seconded by Bill McCreery and unanimously approved.

A motion was made by Janice Trainor to approve the 2004 Annual Meeting Minutes. The motion was seconded and unanimously approved.

V. Nomination and Review of Candidates

Mr. Baumann opened the floor for nominations to be added to the ballot. No nominations were received. All candidates on the ballot gave a brief speech.

VI. Election of Directors

Ballots were cast and collected by Linda Parker. Janice Trainor and Carol Potter volunteered to tally the ballots.

VII. Financial Update

Treasurer Lin Turner gave a brief financial update.

- The 2006 budget has been approved without an assessment increase.
- The change in management companies resulted in a decreased management fee.
- A question was raised whether the removal cost of current graffiti was added to the 2006 budget. Neighboring builders are scheduled to remove the graffiti at no cost to Casas Adobes Terrace (CAT).
- A question was raised regarding the cost of replacing the sprinklers in the park. It was included under landscaping extras on the 2006 budget.
- A Homeowner questioned if the budget income is based on all assessments being received in from all Homeowners. Yes, the budget must show all expected income.

Ms. Turner explained the year-to-date variance is based on the sale of one of the Interpro homes (Lot 1). Also new Arizona state law requires all Associations now have an audit, compilation, or financial review performed each year. CAT chose to do a review.

Mr. Baumann gave a special thanks to Ms. Turner for being this year's Treasurer.

VIII. Community Update

• **President's 2005 Report**

- Mr. Baumann reported a new change in Management Companies and Association Managers. With the change came a new accounting system.
- There were four new members added to the Board.
- There is a new landscaping company.
- The Association has added "No Soliciting" signs at the entrances.

• **ACC & Landscaping Report (Wilbur Beemer)**

- Mr. Beemer reported the ACC approved 18 projects in the past year, issued 38 violation letters, and \$1,575 in fines were issued; however, some were cancelled within 14 days due to compliance and ACC decisions after hearings.
- 150 letters were sent out for oil stains, painted driveways, overhanging trees, etc.
- Storm damage repairs were made, including the wall in the park. CAT insurance paid for \$5,000 of the damage, but \$1,700 came out of CAT operating funds.
- After the re-seeding for the fall was performed, the sprinkler heads were damaged, which cost \$240 to repair.
- The ACC and Landscape Committee have requested more money for repairs, replacements, and maintenance in 2006.
- Mr. Beemer supplied a written ACC report to be included with this year's Annual Meeting permanent file.

IX. Homeowner Questions & Concerns

- Mika Sadi has asked the State Supreme Court to over-rule the decision of the Appeal's Court. It may be several more months before a decision is finalized.
- ***Do we own the exterior walls?*** The entire perimeter wall belongs to CAT. Along Shannon Road, we also own 10 feet out from the wall; along the Western and Southern side – out until the utility easement; and on the northern side CAT owns property right up onto the Hospital property.
- ***Is ACC approval necessary to repaint a house the same color?*** No, just match to the same color. Mr. Beemer has a color chart for viewing if anyone needs to see it.
- ***The damage from the windstorm is along Shannon Road.*** CAT lost seven trees in the storm, which damaged the wall.
- ***Is there a reason CAT does not have a Reserve Study?*** CAT is already starting to allocate funds into a Reserve account, which currently has \$13,000. CAT deposits \$200 into the account each month. When the lawsuit is complete, CAT will receive a "reimbursement" from

the Interpro lots for the delinquent assessments. Currently there is \$74,000 set aside by Bond Money in anticipation for the lawsuit's conclusion. Foreclosure on the lots will not be necessary.

- ***Is this appeal to the State Supreme Court the final step?*** Hopefully, but there is no timeline for what is currently in progress.
- ***The park was being watered in the middle of the afternoon during this past summer. Is that a good idea?*** Due to new plantings and seeding, it was necessary to water during the daytime.
- ***Can the parks trashcans be lined?*** Yes. LMR will look into purchasing trashcan liners.
- ***Can we post on the website the watering hours for the park so that Homeowners are not caught in the park when the sprinklers turn on?*** Yes, the Board will look into posting the schedule.
- Gail Wikel of LMR stated that Homeowners wanting to report issues to the Board can do so using an IDA (Issue, Discussion & Action) form. Contact LMR to get a form.
- ***How often is the neighborhood inspected?*** LMR Site Tours are conducted twice a month, typically every other week on different days of the week.
- ***Are pictures taken during compliance drives?*** Yes, and these are used in aiding LMR, the Board, and the Homeowner in bringing the Lot into compliance. The photos are available to the Homeowner if requested. As a rule, the drivers will not leave their vehicles and will not trespass on private property. Disclosure Verification Inspections (for home re-sales) are not the same as compliance drives.
- ***Does Pima County plan to resurface the roads in CAT?*** Yes, but not until Shannon Road is widened; however, there is no existing schedule for widening Shannon Road.
- ***Can the Adopt-a-Highway program be called to help maintain the area on the south side of CAT?*** Yes, the Board will look into the steps necessary to put that in place.
- Ms. Turner gave a special thanks to Gail Wikel and Linda Parker for working hard for and with CAT.

X. Election Results

Ballots were tallied by Janice Trainor (Lot 19) and Carol Potter (Lot 92). Bert Sanchez and Richard Baumann were elected to the Board for two-year terms. It was announced that an Organizational Meeting is to be held immediately following adjournment of the Annual Meeting for the sole purpose of electing Board officer positions.

XI. Adjournment

A motion was made by Bill McCreery to adjourn the meeting, which was seconded by Janice Trainor, and unanimously approved. The meeting was adjourned at 7:45 PM.

Respectfully submitted by:

Linda C. Parker, Assistant Manager
Casas Adobes Terrace Homeowners Association
By its agent – Lewis Management Resources, Inc.