

Casas Adobes Terrace Homeowners Association

October 22, 2013 Annual Meeting Minutes

(As approved at the October 28, 2014 Annual Meeting)

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 22, 2013 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Rich Bauman, Janice Trainor and Wilbur Beemer. Representing Lewis Management Resources (LMR) were Heather Plunkett and Nicole Turner.

Call Meeting to Order

The Annual Meeting of Casas Adobes Terrace was called to order at 6:32 p.m. Quorum was attained with 31 Homeowners represented in person or by absentee ballot.

Adoptions of Agenda

A motion to adopt the agenda as presented was made, seconded and passed with a unanimous vote.

Introductions

- Each Board member was introduced to those present.
- Heather Plunkett and Nicole Turner were introduced as the LMR representatives.
- Homeowners were given the opportunity to introduce themselves.

Approval of October 23, 2012 Annual Meeting Minutes

A motion to approve the 2012 Annual Meeting minutes as amended, was made, seconded and passed with a unanimous vote.

Community Update

President's Report

- The neighborhood is at peace and most Homeowners are content.
- LMR has been with the Association for almost two years and has been doing a good job.

Financial Report Including 2013 Budget and Assessment

- Financial information is available online.
- The September 30, 2013 financials were reviewed with those present.
- 2013 Budget variances were reviewed with those present.
- Delinquencies were discussed.
- The trash expense will be approximately \$1,025.00 under budget due to renegotiating the contract. This will save \$7,500.00 for 2014.
- The Board expects the 2014 assessment to remain at the same rate.
- The Board provided information on the Special Assessment for legal fees.

Architectural Control Committee Report

- The revised Architectural Guidelines were mailed to all Homeowners.
- The Committee meets the first Tuesday of each month.

Landscaping Report

- A new landscape company was hired in May.
- A valve was replaced in the park.
- Landscape improvements are planned for spring 2014.

Website

- There have been approximately 220,000 hits on the website since it began.
- Homeowners can access approved minutes, Association documents and calendar.
- Homeowners can add information to the website.

Neighborhood Watch Program

- The Neighborhood Watch is a volunteer program.
- Neighbors are encouraged to get to know each other.
- There are 10 block leaders in different areas of the Association.
- There will be five events conducted this year.
- An event is planned at the park on November 17, 2013.
- A Holiday Lighting contest will be conducted this year with trophies awarded to the top three.
- A tour of the detention basins will be conducted in January.
- The block leaders will conduct a safety workshop in February.
- Homeowners were encouraged to report crimes to the police.

Homeowner Questions and Answers

- A Homeowner wanted to know if the Association is still contracted for security patrols.
Dictograph conducts night inspections one time per week. They do not conduct inspections during the holidays.
- A Homeowner wanted to know what can be done to get the county to maintain the roads. He wanted to know if each Homeowner could contribute toward road maintenance.
Each district in the county is awarded a certain amount of funds for road maintenance. The Association is not at the top of the list with a rating of six. The County will approve the Association to contract for street maintenance with a county approved contractor.
- A Homeowner wanted to know if the Association has insurance that would pay for the park vandalism.
The Association has insurance with a higher deductible.
- A Homeowner advised the ballot allowed Homeowners to have input on trash collection days. He wanted to know the days.
The Board will review the input before making any decision. The Association will also receive a one-time per year bulk pickup as part of the contract.
- A Homeowner expressed concern that he was required to clean rust from his driveway during hot days. He advised he noticed a number of driveways that have rust and wanted to know what action is being taken.
LMR conducts site inspections two times per month and notes all violations. Homeowners that receive violation letters in error should contact LMR.

Ballot Count / Election Voting Results

- The ballots were counted by Homeowner volunteers Beth Puhler and Luis Parchment and Nicole Turner of LMR and the results presented.
- Howard Buehler and Steven Utter were elected to serve on the Board.
- Joseph Fernandez submitted his resignation from the Board. The Board will appoint a replacement at the Organizational meeting.
- The 2012 Annual Meeting minutes were approved with 24 in favor and 2 opposed.
- The trash collection day survey indicates 19 were in favor of the same day and 9 opposed.

2014 Nomination Committee

A motion to appoint Wilber Beemer to Chair the 2014 Nomination Committee was made, seconded and passed with a unanimous vote.

Adjournment

A motion to adjourn the meeting at 7:45 p.m. was made, seconded and passed with a unanimous vote.

Respectfully submitted by:

Heather Plunkett, CAAM, CMCA
Lewis Management Resources, Inc.
Agent for Casas Adobes Terrace HOA