

Casas Adobes Terrace HOA 10.26.17 Annual Meeting Minutes

(As approved at the 10.25.18 Annual Meeting)

The October 26, 2017 Annual Meeting of the Casas Adobes Terrace Homeowners Association (CATHOA) was held at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Rich Bauman and Amelia Cruz and candidate Fonda Thompson. Representing Associa Arizona was Association Manager Heather Donlan.

Call Meeting to Order

The Annual Meeting of Casas Adobes Terrace HOA was called to order at 6:30 p.m. A quorum was attained with 32 Homeowners represented in person or by absentee ballot.

Introductions – Each Board member, the Manager, and all present homeowners were introduced.

Community Updates

President's Report – Rich Baumann

- The association continues to operate smoothly. There are several new Homeowners and renters. Homeowners who rent out their homes were reminded to submit the Tenant information form and Crime Free Lease Addendum for each new tenant.

Treasurer's Report – Amelia Cruz

- The association is currently in good financial health. We were able to make a \$5,000 reserve contribution again this year. The Board does not need to raise the Dues for 2018; but may have to in 2019. Increasing landscape maintenance and utilities in 2018 as well as trash / recycle and insurance renewal in 2019 are major contributors to a potential increase.

Architectural Control Committee (ACC) Report – Mike Yoquelet presented on behalf of acting Chair Wilbur Beemer

- Updated Standards and Project Application Form became effective January 1, 2017 and were mailed to all Homeowners.
- The ACC approved applications for roof replacements, patio replacements, back yard shade covers, solar installations, and swimming pools. A member of the committee has resigned. The committee has 3 vacancies it is seeking to fill.

Landscaping Report – Rich Baumann

- The cost for landscape maintenance has not increase for the past 12 years. Complete Landscaping began overseeing the maintenance in 2017. There are concerns with the service currently being provided. If a new vendor is hired, the price may increase.

Website Report (www.casasadobesterrace.com) – Rich Baumann

- The web site is updated on a monthly basis. Homeowners are encouraged to visit the web site for important community updates.

Community Involvement / Neighborhood Watch Report – Victor Lim (Block Leader) presented on behalf of Martha Lee, Area Leader

- The 2017 Yard Sale is scheduled for October 28, 2017. Upcoming events include New Year's Progressive Breakfast and Citrus Sharing Walks and a Potluck Social in the Park in the Springtime.

Homeowner Questions and Comments

- **Q:** Should we raise dues in 2018 to be safe? **A:** We should be okay but close in 2018 but may need an increase in 2019.
- **Q:** Tenants often do not follow our rules and we don't know who they are? **A:** We have a Rental Policy that requires a tenant information form and suggests a Crime Free Lease Addendum and are trying to gain compliance with it.

Election / Voting Results

- **Fonda Thompson and Wilbur Beemer were elected to 2 year terms, expiring in 2019. Rich Baumann and Amelia Cruz's terms will expire in 2018. There is one vacancy that also expires in 2018 that must be filled by appointment.**
- **A motion to approve the 2016 Annual Meeting minutes as written passed with a unanimous vote.**
- *18 ballot return envelopes were not signed as required by AZ Statute and thusly were not able to be counted as votes.*

2017 Nomination Committee

A motion to appoint Fonda Thompson to Chair the 2018 Nomination Committee passed with a unanimous vote.

Adjournment

A motion to adjourn the meeting at 7:15 p.m. was made, seconded and passed with a unanimous vote.

Submitted by: Heather Donlan CMCA, Community Manager, Associa Arizona, Managing Agent for Casas Adobes Terrace HOA