

Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
January 27, 2015
As Approved on March 24, 2015

Present: Rich Baumann, Howard Buehler, Wilbur Beemer and Peggy Ober. Also present was Heather Donlan representing Associa Arizona.

Absent/Excused: All Present

Call to Order/Adoption of Agenda

The meeting was called to order at 6:28 p.m.

Homeowner Forum

- No Discussion

CC&R Compliance

Hearing

- Lot 121 – Missing one tree – The Homeowner agreed to plant a small tree by March 1, 2015.
A motion to approve the Homeowner to plant a small tree by March 1, 2015 was made, seconded and passed with one abstained votes.

Final Non-Compliance Notice

- Lot 029 – Parking - Fine
- Lot 042 – Trash can visible – Fine the next time the violation is noted
- Lot 043 – Oil on driveway - Close
- Lot 068 – Parking – Fine the next time the violation is noted
- Lot 073 – Trash – Fine the next time the violation is noted
- Lot 075 – Landscaping – The dead plants were removed
Ms. Donlan was requested to determine if the Homeowner has the minimum required plants in the buffer yard.
- Lot 112 – Reflective material in the garage windows
Ms. Donlan was requested to notify the Homeowner that the material in the garage windows cannot be reflective and must be consistent with the architecture and color scheme of the home.
- Lot 116 – Parking – Fine the next time the violation is noted
- Lot 122 – Parking – Fine the next time the violation is noted
- Lot 139 – Missing two shrubs – Fine the Homeowner if the plants are not replaced within 14 days

Follow-Up

- Lot 003 – Weeds – Fines issued – Manager closed on 11/17/14 – The Homeowner is requesting that the Board waive the fines.

A motion to waive the fine if the property remains weed free for a six month period was made, seconded and passed with a unanimous vote.

- Lot 022 – Tree/bush encroachment/weeds – Fines issued - Closed
- Lot 067 – Oil on driveway – Car was parked over the spot during inspections - Monitor
- Lot 103 – Parking – Fines issued - Monitor
- Lot 113 – Parking – Fines issued – Last noted 10/20/14 - Monitor
- Lot 113 – Tree/bush encroachment – Fine issued – Manager closed on 01/05/15 - Close
- Lot 121 – Tree stump removal – Tree stump removed 11/24/14 - Close
- Lot 139 – Weeds – Fines issued – Manager closed on 12/05/14 - Close
- Lot 151 – Rope lighting – The lights were not removed but have not been turned on since Christmas – Re-inspect
- Lot 158 – Tree suckers – Fines issued – Manager closed on 12/05/14 - Close

Correspondence/Telephone

- The Homeowner at Lot 103 is requesting that the Board waive the parking fines. Parking fines will be removed if the Homeowner does not receive any parking violations for six months.
- The Homeowner at Lot 133 is requesting that the Board waive the fines oil on the driveway. The fine will be waived, but will be reinstated if the violation occurs again within six months.
- The Homeowner at Lot 175 is requesting that the Board waive the fines and late fees for mailbox. The fine and late fee were waived.
- The Homeowner at Lot 159 is requesting a variance to park a vehicle on the street for three weeks. The Homeowner will be requested to keep the vehicle off the street as much as possible.

Approval of Minutes

A motion to approve the November 20, 2014 Board Meeting, minutes, was made, seconded and passed with a unanimous vote.

A motion to adopt the November 4, 2014 approved ACC Meeting minutes was made, seconded and passed with a unanimous vote.

Financial Report

- The November 30, 2014 and December 31, 2014 financials were reviewed with those present.
- The Board discussed the transfer fees that were posted in January rather than December.
- Delinquencies were discussed.
- The collection report was provided for review.

Officer, Committee and Management Reports

Officers Reports

- No Report

ACC

- No Report

Landscape

- The Committee continues to monitor the landscapers.

Website

- Cris Johnson was made aware that the website home page being trashed.
Ms. Donlan was requested to forward information on the Associa Arizona websites.

LMR Management Report

- A written report was included in the Board packet.

Old Business

Ratify Rental Policy

A motion to ratify the approval of the Rental Policy was made, seconded and passed with a unanimous vote.

New Business

Key Dates for 2015

- Discussion tabled until the next meeting.

Letter of Engagement From Larry Recker, CPA

- The Board agreed to sign the letter of engagement for Larry Recker to prepare the 2014 taxes and compilation report.

As Brought Forth

- The Board previously had the ability to include a small message on the statements. The company that prints the statements advised they can no longer accommodate the extra message.
- The Board expressed concern that the bank charged Homeowners a \$10.00 convenience fee for online payments.
- The CD with Alliance Bank will be reinvested for six months.
- The Board will investigate not issuing statements or coupon books. A letter could be issued to Homeowners stating the Association is no longer issuing statements or coupon books in order to save funds.

Next Meetings

- March 24, 2015 – Board Meeting

Once Around the Table

- No Discussion

Adjournment

With no further business to discuss a motion to adjourn the meeting at 8:18 p.m. was made, seconded and passed unanimously.