

**Casas Adobes Terrace Homeowners Association**  
**Board of Directors Meeting Minutes**  
**July 22, 2014**  
**As Approved on September 23, 2014**

**Present:** Rich Baumann, Howard Buehler and Wilbur Beemer. Also present was Heather Plunkett representing Lewis Management Resources.

**Absent/Excused:** Steven Utter

**Call to Order/Adoption of Agenda**

The meeting was called to order at 6:30 p.m.

**Homeowner Forum**

- No Discussion

**CC&R Compliance**

Hearing

Lot 002 - Parking

- The Board reviewed the violation history for the property.
- The parking restrictions were reviewed.
- The Homeowner can widen the driveway if additional parking space is needed.
- Guests should park on the driveway when space is available.
- The resident should obtain approval if a guest will be staying longer than 24-hours.
- The Homeowners representative requested that the Board waive the fines.
- The Board requested that the representative provide a notarized letter from the Homeowner authorizing the representative to speak on her behalf.
- The fines will be held in abeyance for six months to be discussed at the December 2014 meeting.
- A letter acknowledging the agreement will be mailed to the Homeowner.

Final Non-Compliance Notice

- Lot 004 – Paint Mailbox  
**A motion to close the violation since the mailbox was painted was made, seconded and passed with a unanimous vote.**
- Lot 067 – Oil in Driveway
- The Homeowner attended the meeting and advised the oil on the driveway was cleaned.
- The Homeowner advised he only owns one vehicle.
- The Homeowner requested that the Board waive the \$50.00 fine for parking.  
**A motion to waive the \$50.00 parking fine and interest was made, seconded and passed with a unanimous vote.**

**A motion to close the violation for oil on the driveway was made, seconded and passed with a unanimous vote.**

- Lot 119 – Parking  
**A motion to re-inspect was made, seconded and passed with a unanimous vote.**
- Lot 158 – Desert Broom  
**A motion to allow the Homeowner 14-days to remove the desert broom or fines will be imposed was made, seconded and passed with a unanimous vote.**

Final Non-Compliance Notice – Ratify

- Lot 133 – Oil on Driveway – Fines Issued – Re-inspect
- Lot 175 – Paint Mailbox – Fines Issued

Follow-Up

- Lot 077 – Weeds and Parking, legal action – settlement and billing were discussed. The Board discussed concerns with the way this was processed by the collection attorney.
- Lot 078 – Oil on Driveway – Fines Issued – Oil cleaned as of 05/15/14  
**Ms. Plunkett was requested to issue a letter to the Homeowner advising they have 14-days to clean the oil on the driveway.**
- Lot 089 – Weeds – Weeds removed on 06/19/14  
**Ms. Plunkett was requested to issue a letter to the Homeowner advising they have 14-days to remove the weeds.**
- Lot 127 – Weeds – Weeds removed on 06/19/14 – Close
- Lot 175 – Stickers on Mailbox – Noted 03/17/14 some sticker removed – Fines Issued  
**A motion to waive the fine for painting the mailbox and close the violation was made, seconded and passed with a unanimous vote.**

**A motion to thank the Homeowner for removing the political and commercial stickers, waive the fines and close the violation was made, seconded and passed with a unanimous vote.**

- Lot 182 – Paint Satellite Cables - Close

CC&R Inspection Report

- The violation report was provided for the Board to review.

Correspondence/Telephone

- No Discussion

**Approval of Minutes**

**A motion to approve the May 27, 2014 Board Meeting minutes as amended was made, seconded and passed with a unanimous vote.**

**A motion to approve the May 27, 2014 Executive Session minutes as written, was made, seconded and passed with a unanimous vote.**

**A motion to adopt the May 6, 2014 approved ACC Meeting minutes was made, seconded and passed with a unanimous vote.**

**Financial Report**

- The May 31, 2014 and June 30, 2014 financials were reviewed with those present.
- The delinquency/collection reports were provided for review.
- Two accounts will be forwarded to collection.
- Ms. Plunkett was previously approved to waive any non-assessment balances of \$10.00 or less.

• **A motion to approve the May 31, 2014 and June 30, 2014 financials was made, seconded and passed with a unanimous vote.**

## **Officer, Committee and Management Reports**

### Officers Reports

- No Report

### ACC

- The Board reviewed and approved the response to Lot 101 regarding the wall.

### Landscape

- There are 42 sprinklers at the park.
- 17 of the sprinklers were replaced two years ago.
- The remaining sprinklers were replaced.
- The Board discussed issues with the landscapers.

### Website

- The statics from the web-site were included for the Board to review.

### LMR Management Report

- A written report was included in the Board packet.

## **Old Business**

### Landlord Issues with Property Management Company Delegation

- LMR has the ability to issue and track two letters to the Homeowner.
- Discussion was tabled until the next meeting.

## **New Business**

### As Brought Forth

- The Board discussed the letter from the Homeowner at Lot 138. The Homeowner is requesting that the Board waive the fines for weeds.  
**A motion to waive the fines was made, seconded and passed with a unanimous vote.**

### Next Meetings

- September 23, 2014 – Board Meeting

## **Once Around the Table**

- No Discussion

**Adjournment**

**With no further business to discuss a motion to adjourn the meeting at 8:16 p.m. was made, seconded and passed unanimously.**