

Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
Christ the King Church – Downstairs – 2800 W Ina Road
March 23, 2017
As approved on May 30, 2017

Present: Rich Baumann, Howard Buehler, Amelia Cruz, and Rand Mellor. Also present was Heather Donlan representing Associa Arizona

Absent: All Present

Homeowner Present: None

Call to Order/Adoption of Agenda

- The meeting was called to order at 6:31 p.m.

Homeowner Forum

- The homeowner from lot 67 was present. Recent violation letters have been issued to this address for an antenna. The homeowner present a completed ACC form which will be submitted to the committee for review. After review the Board will reconsider the fines that have been issued.
- A homeowner present discussed concerns about additional street parking during spring break. The Board encouraged the homeowner to report vehicles parked in the street during this time. Parking violations are not issued during major holidays.
- The homeowner from lot 69 was present to discuss a recent violation letter received on weeds. The homeowner reported she has wildflowers growing in the side yard due to a previous agreement her neighbor has to keep living wildflowers in several circular areas in the front yard. The Board will inspect the area. The violation will be put on hold.
- The homeowner of lot 69 also addressed concerns with a recent violation for Mistletoe in a front yard tree. The tree may need to be removed. The Board granted the homeowner an additional 90 days.

CC&R Compliance

Hearing

- Addressed under Correspondence/Telephone

Follow-Up

- Lot 078 – Missing Roof Tiles, Paint Fascia, Air Conditioner has been removed – Fines issued, home currently for sale.
- Lot 097 – Excessive Street Parking, attended hearing, reached agreement – Monitoring Agreement
- Lot 106 – Excessive Reoccurring Street Parking, attended hearing on 09/29/16, reached agreement – Monitor
- Lot 119 – Reoccurring weeds, many trash can, has been in fines, parking again, in fines – Monitoring
- Lot 120 – Excessive Street Parking –Monitor
- Lot 147 – Ratify decision to fine and then remove fines for not painting solar inverter boxes - painted

- Lot 179 – Excessive Street Parking related to home based Business and tarp structure over the wall – Fine issued

Correspondence/Telephone

- Lot 083 – Extended (more than 2 months) “guest” parking in the HOA common area (not technically street), invited to this meeting to discuss and hopefully resolve for future since Homeowner says ending soon this time. The Board will issue a General Correspondence Letter stating that the homeowner will need to make arrangements for any future parking.

A motion to issue a general correspondence letter stating an arrangement will need to be made prior to any parking in the street, seconded, and passed with a unanimous vote.

- Lot 093 – Reconsideration of drainage on to adjacent lot (92) issue. The homeowner submitted a statement that no alterations to the drainage have been made since moving into the house 20 years ago. A paver walkway has been added to the front yard. The association records do not indicate approval was granted for the paver walkway.

A motion was made to grant the homeowner an additional 30 days to find a suitable remedy to the drainage issue, seconded, and passed with 3 approval, one abstained.

- Lot 098 – Refusal to submit an ACC application for roofing project. The Board was provided with a statement from the homeowner stating that repairs to the roof have been made but no modifications were made. The Board inspected the completed project and determined the homeowner had used most of the existing tile. An additional inspection will be completed to ensure all edges have been painted.
- Lot 175 – An email notification was sent requesting the homeowner be present at the meeting to discuss compliance concerns with the Board. The homeowner was not in attendance. The board determined to issue one last communication requesting another meeting. After a meeting has been scheduled and attended the Board will consider removing some of the fines issued.

Approval of Minutes

A motion to approve the January 26, 2017 meeting minutes as amended was made, seconded and passed with a unanimous vote.

A motion to adopt the January 3, 2017 and the February 7, 2017 ACC minutes as presented was made, seconded and passed with a unanimous vote.

Financial Report

- The January 2017 and February 2017 financials were provided for review.

A motion to accept the January 2017 and February 2017 financials was made, seconded, and passed with a unanimous vote.

A motion was made to accept the 2016 Compilation Report prepared by Larry Recker and posted to the web site as annotated by the Board, seconded, and passed with a unanimous vote.

Officer, Committee and Management Reports

Officers Reports

- No Report

ACC

- No report given.

Landscape

- No report given

Website

- No new update was provided.

Associa Arizona Management Report

- The Board was a current management report. There were no questions.

Old Business

Avid Pay Reconciliation & Strongroom invoice rejection by Corporate

- A meeting was held with several Board members and management to discuss concerns.
- Avid Pay is a 3rd party vendor that makes all payments.
- Associa Arizona has confirmed that all payment are tracked through Strong Room.

Transfer/Disclosure Packet Review/Discussion and review with Kirk

- A meeting was held with several Board members and management to discuss concerns with the current Transfer/Disclosure Packet.
- A file of a current documents given to homeowner when they purchase a home in the association was provided.
- It has been noted that a few of the current files need to be updated.

New Business

Open Meeting, Emails, AIL's and Ratification Thereof

- The Board was provided with the Arizona Statute in reference to AIL's (Action in Lieu)
- The Board discussed the importance of a unanimous email vote.

Newsletter

- A potential newsletter may be included in the July billing statement.
- The Board was asked to suggest topics.

Modifications to the Current Paint Palette

- The Board and ACC have reviewed the past 5 years of approved paint palette forms.
- The modifications for 2017 will incorporate additional language from the Architectural Standards.

Next Meeting

- April 25, 2017 – Christ the King Church – 2800 W. Ina Road

Once Around the Table

- No Discussion

Adjournment

With no further business to discuss a motion to adjourn the meeting at 8'35 p.m. was made, seconded and passed unanimously.