

Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
Christ the King Church – Library – 2800 W Ina Road
March 29, 2016
As Approved on May 31, 2016

Present: Rich Baumann, Peggy Ober and Howard Buehler. Also present was Heather Donlan representing Associa Arizona and Jill Burris representing Waste Management.

Absent/Excused: All Present

Homeowner Present: Wilbur Beemer

Call to Order/Adoption of Agenda

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

Waste Management – Jill Burris

- Ms. Burris attended the meeting to discuss when the recycling is picked up.
- The Association would like an earlier time for recycling.
- Trash and recycling are picked up on Thursday.
- The recycling trucks generally travel to the east side of town on Thursdays and pickup in the Association on their way back to the yard.
- Waste Management can switch the collection to first thing Thursday morning around 6:00 a.m.
- The Board discussed changing the day to get earlier service.
- Collection times are from 6:00 a.m. to 6:00 p.m. and times cannot be guaranteed.
- No further action will be taken at this time.

Homeowner Forum

- An ADT representative that lives in the area wanted to know the process to solicit Homeowners. **The Association has a “No Soliciting” policy. The representative was advised he could mail information.**

CC&R Compliance

Hearing

- No Discussion

Follow-Up

- Lot 028 – Paint solar boxes – The Homeowner is working with Solar City – Fines issued and continuing.
- Lot 042 – Excessive street parking

The Homeowners representative attended the meeting to discuss the parking issues. He requested that the Board waive any fines after the first fine.

A motion to waive the second fine with the stipulation there are no more parking issues was made, seconded and passed with a unanimous vote.

- Lot 078 – Missing roof tiles – paint fascia – air conditioner has been removed – Fines issued and continuing.
- Lot 105 – The metal scalloping under the roof tile is painted a different color – Letter issued
- Lot 119 – Recurring weeds – Fines issued and continuing
- Lots 123, 114, 129, 135, 145 and 175 – Ratify decision to apply ACC paragraph 2b to green lights
A motion to ratify the decision to apply ACC paragraph 2b to green lights was made, seconded and passed with 2 for and 1 against.

Correspondence/Telephone

- Lot 043 – Fine reconsideration
A motion to waive the fines if there are no further violations within six months was made, seconded and passed with a unanimous vote.
- Lot 068 – Fine reconsideration
A motion to waive the fines if there are no further violations within six months was made, seconded and passed with a unanimous vote.
- Lot 133 – Trash Can Response – The Homeowner requested specific information on the trash container rules.

Approval of Minutes

A motion to approve the January 28, 2016 Board Meeting minutes as amended, was made, seconded and passed with a unanimous vote.

A motion to adopt the November 3, 2015 and February 2, 2016 approved ACC Meeting minutes was made, seconded and passed with a unanimous vote.

Financial Report

- The January 31, 2016 and February 29, 2016 financials were provided for review.
- Delinquencies were discussed
- Larry Recker, CPA submitted the 2015 Compilation Report and taxes.
A motion to approve the 2015 Compilation Report and taxes was made, seconded and passed with a unanimous vote.

Officer, Committee and Management Reports

Officers Reports

- No Report

ACC

- The Committee investigated the fillable ARC form and decided not to use it.

Landscape

- Two small trees at the park will be removed and replaced.

- The Board discussed the bid to inspect the roots from the planter to determine if they are causing damage to the planter back wall was provided for review.

Website

- No Report

Associa Arizona Management Report

- A written report was included in the Board packet.

Old Business

Insurance Bids – Status Report

- Insurance bids were previously provided for review.
- The Board approved the AIL renewal by a unanimous email vote.
A motion to ratify the AIL insurance renewal was made, seconded and passed with a unanimous vote.

CD Funds Reinvest

- Funds from the last CD that matured were deposited to the Operating Account.
A motion to invest \$25,000.00 in a one year CD with Mutual of Omaha was made, seconded and passed with a unanimous vote.

Transfer/Disclosure Packet & CD

- New Homeowners are provided with a CD with all the Association documents.
- The Board discussed reviewing the CD to verify the information on the CD.

Violation Letter and Policy Potential Changes

- The Board discussed making changes to the violation letters.
- The final non-compliance letter gives Homeowners seven days to correct the violation.
- Homeowners are responsible for contacting the Association to request a hearing.
- Fines are made effective the date of the letter.

Mailbox Maintenance Condition

- The Board discussed developing a list of mailbox maintenance issues.
- The Associa Arizona inspector will be requested to note any mailbox issues.

New Business

Bid Approval – Repair/Improve Chain Link Fence in Detention Basin

- Associa On-Call provided a bid to repair/improve the chain link fence in the detention basin.
Ms. Donlan was requested to obtain additional bids.

Appoint Nominating Committee Chair to Fill Action Position

A motion to appoint Wilbur Beemer to serve on the Board until the Annual Meeting was made, seconded and passed with a unanimous vote.

A motion to appoint Wilbur Beemer as the Nominating Committee Chair was made, seconded and passed with a unanimous vote.

Landscape Committee Formation Recommendation/Question

- No Discussion

House Painting Maintenance Condition

- No Discussion

As Brought Forth

- No Discussion

Next Meeting

- May 26, 2016 – Board Meeting

Once Around the Table

- No Discussion

Adjournment

With no further business to discuss a motion to adjourn the meeting at 8:39 p.m. was made, seconded and passed unanimously.