

Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
May 27, 2014
As Approved on July 22, 2014

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

Absent: **Wilbur Beemer - Excused**

Call to Order/Adoption of Agenda

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

Homeowner Forum

- No Discussion

CC&R Compliance

Hearing

Lot 056 – Excessive Garage Sales

- The Homeowner attended the meeting to discuss neighbor complaints about the nuisance of additional traffic created by the garage sales.
- Most Associations allow Homeowners to participate in a community yard sale and one private sale. The Homeowner was requested and agreed to follow these rules.

Final Non-Compliance Notice

- Lot 085 – Missing Two Shrubs – The lot has two shrubs – Close the violation
- Lot 127 – Weeds – The weeds have been treated and are dead – The Homeowner will be given 14-days to remove the dead debris
- Lot 133 – Oil on Driveway – Re-inspect
- Lot 182 – Paint Satellite Cable – The cable was painted – Re-inspect

Final Non-Compliance Notice – Ratify

- No Discussion

Follow-Up

- Lot 029 – Oil on the driveway – Fines issued – Oil noted as removed on 05/15/14
A motion to close the violation was made, seconded and passed with a unanimous vote.
- Lot 052 - Parking – Fines issued – Last noted 03/08/14
A motion to close the violation was made, seconded and passed with a unanimous vote.
- Lot 077 – Weeds & parking – Legal Action – Settlement & billing to be discussed.
The Board presented an offer to the Homeowner to settle the account. The Association Attorney billed the Association \$524.00 that was not included in the settlement.

A motion to pay the \$524.00 attorney fees was made, seconded and passed with a unanimous vote.

- Lot 078 – Oil on driveway – Fines issued – Oil cleaned as of 05/15/14
A motion to close the violation was made, seconded and passed with a unanimous vote.
- Lot 089 – Weeds – Weeds still visible on 05/14/14 inspection
A motion to give the Homeowner 14-days to remove the weeds or provide evidence they are not weeds was made, seconded and passed with a unanimous vote.
- Lot 108 – Parking & Weeds – Fines issued – Weeds noted as removed on 04/24/14, Parking last noted 04/18/14
A motion to close the violation was made, seconded and passed with a unanimous vote.
- Lot 121 – Garage door painting – Board to close the violation pending ACC final approval
A motion to close the violation was made, seconded and passed with a unanimous vote.
- Lot 127 – Parking – House sold
- Lot 175 – Stickers on mailbox – Noted on 03/17/14, some stickers removed
Ms. Plunkett was requested to advise the Homeowner that the mailbox needs to be painted.

CC&R Inspection Report

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

Correspondence/Telephone

- Lot 002- Request for reconsideration
A motion to notify the Homeowner that the Association will not consider waiving fines until the parking violations stop was made, seconded and passed with a unanimous vote.
- Lot 052 – Request for reconsideration
A motion to waive the fines for Lot 52 if the violation does not occur again within a six month period was made, seconded and passed with a unanimous vote.
- Lot 108 – Request for reconsideration
A motion to waive the fines for Lot 108 was made, seconded and passed with a unanimous vote.

Approval of Minutes

A motion to approve the March 25, 2014 Board Meeting minutes as amended was made, seconded and passed with a unanimous vote.

A motion to adopt the March 4, 2014 and April 1, 2014 approved ACC Meeting minutes was made, seconded and passed with a unanimous vote.

Financial Report

- The March 31, 2014 and April 30, 2014 financials were reviewed with those present.
- The delinquency/collection reports were provided for review.
A motion to approve the March 31, 2014 and April 30, 2014 financials was made, seconded and passed with a unanimous vote.

Officer, Committee and Management Reports

Officers Reports

- No Report

ACC

- Lot 121 has received final approval for his current ACC submittal, which included painting the garage door.

Landscape

- 1¼ inch irrigation pipe was used rather than 1½ inch. This reduced the pressure and water flow to the two zones. The pipes will not be replaced at this time.

Website

- The Board discussed the number of hits on the Association website.

LMR Management Report

- A written report was included in the Board packet.
- Erica is the new Assistant Manager.

Old Business

Landlord Issues with Property Management Company Delegation

- A new law restricts the information the Association can require from tenants.
- A draft tenant form was provided for review.
- The tenant form will be mailed to the 24 Homeowners with rental properties in the community.
- The Board discussed regulations that allow the Homeowner to appoint a third party representative.
- The LMR system has the capabilities of issuing mailings to an offsite address and the property address. All mailings for Homeowners with a third party representative (Management Company) would be sent to the management company.

Ms. Plunkett was requested to combine the information provided by the Brown Law Group with the information provided by Carolyn Goldschmidt.

New Business

Dictograph Contract Changes – Bids from Securitas, Valley and Bishop

- Bids for security patrols were provided for review.
A motion to continue with Dictograph was made, seconded and passed with a unanimous vote.

As Brought Forth

- The Board discussed the “Pick-up After Your Pet” signs.

Next Meetings

- July 22, 2014 – 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.