

Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
Christ the King Church – Upstairs – 2800 W Ina Road
May 30, 2017
As Approved on July 27, 2017

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

Absent: Rand Mellor

Homeowner Present: None

Call to Order/Adoption of Agenda

- The meeting was called to order at 6:37 p.m.

Homeowner Forum

- There were no questions from homeowners present.

CC&R Compliance

Hearing

- Lot 018 – Ratify Special hearing May 2, 2017, on parking and follow-up progress and fine reconsideration. Homeowner not in attendance. Several occurrences of parking have been observed over the past few weeks. Several of the vehicles have been parked over the sidewalk.

A motion to issue a fine in the amount of \$150 for the previous documented parking occurrences. Each additional parking violation occurrence will be a \$50 fine, was made, seconded. The motion passed with a unanimous vote.

- Lot 097 – 2nd Hearing to review not complying with previous agreement on excessive street and sidewalk parking. Neither the tenant nor the property manager was in attendance. The Board was present with a recent email provided by the tenant. The Board previously granted a variance for the mother-in-law to park in the street along with limited parking over the sidewalk to accommodate 3 cars to park in the driveway. Several inspections have identified an increase in the number of cars parked in the street. The Board discussed that the garage is currently being utilized as home gym. A vehicle is routinely parked over the sidewalk.

A motion to issue a fine in the amount of \$50 for previous documented parking occurrences. Each additional parking violation occurrence will be a \$50 fine, was made, seconded. The motion passed with a unanimous vote.

- Lot 144 – RV parking exceeding maximum time limits and blocking the sidewalk. The Board discussed that the current CC&R's do not allow for parking an RV for any length of time in the association. The Board has previously allowed for RV to be parked in the driveway for 24 hours to load and 24 hours to unload.

Follow-Up

- Lot 029 – Full garage and several occurrences of parking in the street

- Management was directed to issue a Notice of Violation and add noted to homeowner account
- Lot 078 – Missing Roof Tiles, Paint Fascia, Air Conditioner has been removed – Fines issued, home currently for sale.
- Lot 093 – Reconsideration of drainage on to adjacent lot (92) issue – Close
- 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
- Lot 120 – Excessive Street Parking –Monitor - Close
- Lot 179 – Tarp structure over the wall, appears house has sold and tarp removed, fined - Closed

Correspondence/Telephone

- Lot 004 – Reconsideration of fines.
Management was directed to contact the homeowner to see how often the guests are parking in the street.
- Lot 012 – Concerns with Sheriff parking –Replied with referencing statute that allows it.
- Lot 035 – Response to several violation notices
Management was directed to respond to the homeowner passing along that several of the notices were Friendly Reminders. Notes will be made in the homeowners account for the vehicle noted belonging to this address was not associated with this property.
- Lot 054 – Request for reconsideration
A motion to remove the fines issued was made and seconded. The motion passed with a unanimous vote.
- Lot 069 – Request to reconsider late fee
A motion to remove the late fee in the amount of \$10 was made and seconded. The motion passed with a unanimous vote.
- Lot 083 – Extend (more than 2 months) “guest” parking in HOA common area, invited to this meeting to discuss and hopefully resolve for future homeowner says ending soon this time – Tabled
- Lot 098 – Refusal to submit ACC application for roofing project – Tabled
- Lot 175 – did not respond to invitation to attend January 28 Board meeting to discuss trash and green light, in fines. Re-invite but couldn’t come in March meeting to discuss and hopefully resolve but made request to removed fines – Tabled pending reply letter and/or another invitation.

Approval of Minutes

A motion to approve the March 23, 2017 meeting minutes as amended was made, seconded and passed with a unanimous vote.

A motion to adopt the March 7, 2017 and April 4, 2017 ACC minutes as presented was made, seconded and passed with a unanimous vote.

Financial Report

- The March 2017 and April 2017 financials were provided for review.
- The Board voices concerns over a few invoices from Metro Water that were not paid on time. Management is currently working to issue a credit for late fees received.
- Management was directed to waive all account with a balance of \$10.00 or less.

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

A motion to ratify the 2016 income tax returns was made, seconded, and passed with a unanimous vote.

Officer, Committee and Management Reports

Officers Reports

- No Report

ACC

- No report given.

Landscape

- 5 new trees has been planted along Shannon Rd.
- The Board discussed the option of installing battery operated timers to eliminate TEP meters. This item was tabled.

Website

- No new update was provided.

Associa Arizona Management Report

- The Board was a current management report which documented the management activities since the last meeting.
- The 2017 Arizona Corporation Commission report has been filed.

Old Business

July 1st Billing Statements

- The Board was provided with several samples of a possible semi-annual statements.
- Included with the statement will be a newsletter.
- The Board discussed the need for several articles to be included.

Transfer/Disclosure Packet Review/Discussion and review with Kirk

- Several updates have made to the material included in the transfer/disclosure packets.
- A sample of the packets has been received.
- This item was tabled for additional review.

New Business

Lot to Drainage Channel Erosion

- 2 ACC Committee members conducted an inspection of all lots in the community to identify lots which are draining onto the neighboring properties.
- The Board was provided with a list of properties identified.
- The current list created confusion over which lot was in need of repair.
- The lots will need to have berms added to redirect the drainage.
- Homeowners will be given 90 days to repair.
- An additional inspection will be completed during monsoons.
- This item was tabled.

Potential Update to Parking Notice from December 2010 Newsletter

- There has been an increase to the street parking over the past few month.
- Most of the violation are occurring from homes recently purchased.
- The Board discussed if new homeowners are reading the Governing Documents.
- This item was tabled.

Next Meeting

- July 27, 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 8:33 p.m. was made, seconded and passed unanimously.