

Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
November 20, 2014
As Approved on January 27, 2015

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

Absent/Excused: All Present

Call to Order/Adoption of Agenda

The meeting was called to order at 6:29 p.m.

Homeowner Forum

- No Discussion

CC&R Compliance

Hearing

- No Hearings

Final Non-Compliance Notice

- Lot 003 – Weeds
A motion to fine Lot 003 for weeds was made, seconded and passed with a unanimous vote.
- Lot 004 – Visible Trash Container
A motion to fine Lot 004 for the visible trash container, the next time it is noted was made, seconded and passed with a unanimous vote.
- Lot 022 – Tree/Bush Encroaching/Weeds
A motion to fine Lot 022 for the tree/bush encroachment and weeds was made, seconded and passed with a unanimous vote.
- Lot 045 – Visible Trash Container
A motion to fine Lot 045 for the visible trash container, the next time it is noted was made, seconded and passed with a unanimous vote.
- Lot 048 – Weeds
A motion to close the Lot 048 weed violation was made, seconded and passed with a unanimous vote.
- Lot 067 – Oil on the Driveway
A motion to monitor the Lot 067 oil on the driveway violation was made, seconded and passed with a unanimous vote.
- Lot 112 – Parking
A motion to fine Lot 112 for parking violations at the next occurrence was made, seconded and passed with a unanimous vote.
- Lot 113 – Tree/Bush Encroaching
A motion to fine Lot 113 for the tree/bush encroachment was made, seconded and passed with a unanimous vote.

- Lot 139 – Weeds
A motion to fine Lot 139 for weeds was made, seconded and passed with a unanimous vote.
- Lot 142 – Parking
A motion to fine Lot 142 for parking violations, the next time it is noted was made, seconded and passed with a unanimous vote.
- Lot 151 – Rope Lighting
A motion to re-inspect Lot 151 for rope lighting after January 15, 2015 was made, seconded and passed with one opposed vote.
- Lot 158 – Tree Suckers
A motion to fine Lot 158 for tree suckers was made, seconded and passed with a unanimous vote.
- Lot 166 – Visible Trash Container
A motion to fine Lot 166 for the visible trash container, the next time it is noted was made, seconded and passed with a unanimous vote.
- Lot 175 – Weeds
A motion to close the Lot 175 weed violation was made, seconded and passed with a unanimous vote.

Follow-Up

- Lot 028 – Painting – Fine issued – Close
- Lot 042 – Weeds – Fine issued - Close
- Lot 103 – Parking – Fine issued – Fines will continue
- Lot 113 – Parking – Fine issued – Fines will continue
- Lot 127 – Tree Suckers – Close
- Lot 133 – Oil on Driveway – In fines - Close

Correspondence/Telephone

- The Board discussed the correspondence from Lot 121 regarding the stump and two trees. The Homeowner was given until 11/20/14 to replace the two trees.
A motion to give the Homeowner until December 1, 2014 to complete the work and issue a FNC if the work isn't completed was made, seconded and passed with a unanimous vote.

Approval of Minutes

A motion to approve the September 23, 2014 Board Meeting, October 28, 2014 Organizational and October 28, 2014 Special Board Meeting minutes, was made, seconded and passed with a unanimous vote.

A motion to adopt the September 2, 2014 and October 7, 2014 approved ACC Meeting minutes was made, seconded and passed with a unanimous vote.

Financial Report

- The September 30, 2014 and October 31, 2014 financials were reviewed with those present.
- The August 31, 2014 financials did not properly reflect the legal settlement since the expense was booked several years ago.

A motion to approve the October 31, 2014 financials was made, seconded and passed with a unanimous vote.

- Delinquencies were discussed.
- The Board discussed the accounts that will be forwarded to the Association Attorney for collection.

Officer, Committee and Management Reports

Officers Reports

- No Report

ACC

- No Report

Landscape

- The Board discussed ongoing issues with the current landscapers.

Website

- No Report

LMR Management Report

- A written report was included in the Board packet.

Old Business

Landlord Issues with Property Management Company Delegation

- The draft tenant form was provided for review.
- The Board discussed whether they could require Homeowners to require their tenants to follow the Association rules.
- The Board discussed a crime free lease requirement.
- The Association will issue a welcome letter to tenants.
- Homeowners and tenants will receive violation notices.
- The Association Attorney will be requested to review the final draft.
- Discussion was tabled for further review.

New Business

Potential Newsletter

- The Association can include a small blurb on the billing statement.
- An additional page for the Newsletter will cost approximately \$25.00.
- The Board discussed information to include in the blurb.

As Brought Forth

- The Board discussed the postcard that was mailed to all Homeowners by Next Door.
- The Board discussed the current fine policy and discussed updates. The current fine schedule is \$50.00 per occurrence for intermittent violations and \$5.00 per day for continuing violations.

Next Meetings

- January 27, 2015 – Board Meeting

Once Around the Table

- No Discussion

Adjournment

With no further business to discuss a motion to adjourn the meeting at 8:22 p.m. was made, seconded and passed unanimously.