

Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
November 21, 2013
As approved on January 28, 2014

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

Absent: All Present

Call to Order/Adoption of Agenda

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

Homeowner Forum

- A Homeowner from Lot 67 attended the meeting to advise he needs his trash container replaced. He also wanted to discuss the parking fines and not receiving violation letters.
Ms. Plunkett was requested to contact Waste Management to replace the trash container. She was also requested to investigate the parking violation letters and fines.

Compliance

Final Non-Compliance Notice

- Lot 029 – Oil on the driveway
A motion to impose a fine for oil on the driveway was made, seconded and passed with a unanimous vote.
- Lot 036 – Tree suckers
A motion to close the tree sucker violation was made, seconded and passed with a unanimous vote.
- Lot 099 – Desert broom
A motion to impose a fine for desert broom was made, seconded and passed with a unanimous vote.
- Lot 120 – Weeds
A motion to close the weed violation was made, seconded and passed with a unanimous vote.

Final Non-Compliance Notice – Ratify

- Lot 018 – Dead tree front yard – Monitoring for new growth until 02/15 - Close
- Lot 022 – Dead bush front yard – Fine issued
- Lot 029 – Paint satellite cables – Not painted – Fine
A motion to impose a fine for not painting the satellite cables was made, seconded and passed with a unanimous vote.
- Lot 101 – Weeds – Closed
- Lot 111 – Paint satellite cables – Fine issued
- Lot 113 – Paint mailbox – Fine issued
- Lot 146 – Recycle can visible – Last inspection conducted on recycle day

A motion to close the recycle can violation was made, seconded and passed with a unanimous vote.

- Lot 158 – Desert broom – Closed on 11/04

Follow-Up

- Lot 002 – Weeds/Window AC/Parking/Trash//Recycle can visible – Legal action
A motion to close the window AC violation was made, seconded and passed with a unanimous vote.
- Lot 113 – Parking – Last noted 09/24 – No fine issued
A motion to close the parking violation was made, seconded and passed with a unanimous vote.
- Lot 022 – Trim dead from bushes – Fines continuing
- Lot 029 – Parking – Fine issued – Not seen since 08/22, recommended to close
A motion to close the parking violation was made, seconded and passed with a unanimous vote.
- Lot 062 – Parking- Last noted 09/24 – No fine issued
A motion to close the parking violation was made, seconded and passed with a unanimous vote.
- Lot 077 – Weeds & Parking – Legal action
- Lot 078 – Parking – Fines issued, last noted on 09/24
A motion to continue keep the violation open and continue to observe was made, seconded and passed with a unanimous vote.
- Lot 084 – Tree suckers – Fines issued – Closed 11/04
- Lot 099 – Trailer in driveway – Fines issued – Last noted 10/21
- Lot 100 – Tree suckers – Removed – Potential Violation Closed
- Lot 121 – Garage door painting – Monitor per ACC project completion
- Lot 175 – Stickers on mailbox – Friendly Reminder sent

CC&R Inspection Report

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

Correspondence/Telephone

- Lot 018 – Dead tree in front yard - Closed
- Lot 105 – Reconsider fines
- Lot 122 – Reconsider fines
A motion to waive the fines for Lots 105 and 122 violations was made, seconded and passed with a unanimous vote.

Approval of Minutes

A motion to approve the September 24, 2013 Board Meeting as amended, was made, seconded and passed with a unanimous vote.

A motion to approve the October 22, 2013 Organizational Meeting as amended, was made, seconded and passed with a unanimous vote.

A motion to approve the November 5, 2013 Special Board Meeting minutes as amended, was made, seconded and passed with a unanimous vote.

A motion to adopt the September 3, 2013 approved ACC Meeting minutes was made, seconded and passed with a unanimous vote.

Financial Report

- The September 30, 2013 and October 31, 2013 financials were reviewed with those present.
- The accrual accounting system was discussed.
- Previously the budget line items were divided by 12 to reflect a monthly budget. The amortization error will be corrected in January 2014.
- Delinquencies were discussed.
- The Board discussed the high fees the collection attorney charges Homeowners.

A motion to approve the September 30, 2013 and October 31, 2013 financials with noted amortization errors was made, seconded and passed with a unanimous vote.

Officer, Committee and Management Reports

Officers Reports

- No Discussion

ACC

- No Report

Landscape

- A bid to clean up the detention basin was provided for review.
A motion to approve the bid to clean up the detention basin was made, seconded and passed with a unanimous vote.
- “No Trespassing” signs will be posted on the detention basin fence.

Website

- No Discussion

LMR Management Report

- A written report was included in the Board packet.
- The Board approved the assistant manager change to David Kaplan.

Old Business

2014 Budget

- The draft 2014 Budget was provided for review.
- All known increases were incorporated into the draft.
- The 2014 assessment will remain at the same rate.
A motion to approve the 2014 Budget, accrual but not aromatized was made, seconded and passed with a unanimous vote.

Newsletter

- The Board discussed articles for a Newsletter.
- An article on the 2014 Budget and assessment will be included.
- Articles on late fees and liens were also discussed and will not be included.

- The Board can also add a blurb to the statements.

Renew Christ the King Meeting Rooms for 2014

- No Discussion

New Business

Approve Same Day Pick-Up for Trash/Recycle and Bulk Pick-Up

- The survey results from the Annual Meeting were 19 in favor and 9 against.
A motion to approve the trash and recycling to be picked up on the same day was made, seconded and passed with a unanimous vote.

Funding Request by NW for Contest Trophies

- The Neighborhood Watch is requesting \$100.00 for the holiday contest.
A motion to approve \$100.00 for the holiday contest was made, seconded and passed with a unanimous vote.

Next Meetings

- January 28, 2014 – Board Meeting

Once Around the Table

- No Discussion

Adjournment

With no further business to discuss a motion to adjourn the meeting at 8:30 p.m. was made, seconded and passed unanimously.