

Casas Adobes Terrace HOA – October 21, 2020 Annual Meeting Minutes

(As approved at the October 28, 2021 Annual Meeting)

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 21, 2020 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board member present was Rich Baumann, Amelia Cruz and Howard Buehler. Representing Associa Arizona was Community Director Heather Donlan.

Call Meeting to Order

The Annual Meeting was called to order at 6:30 p.m. Quorum was attained with 29 Homeowners represented in person or by absentee ballot.

Introductions

Board members were introduced to Homeowner present. All Homeowners present introduced themselves. Heather Donlan was introduced as the Community Director.

Approval of October 24, 2019 Annual Meeting Minutes

A motion to approve the 2019 Annual Meeting minutes as written, was made, seconded and passed with a unanimous vote.

Community Updates

➤ President's Reports – Rich Baumann

The 2021 budget has been approved with no increase to assessments. The assessments have remained unchanged for 12 years. The Board is planning for a needed increase in 2022. Wilbur Beemer recently retired from the ACC. The Board continues to save money by preparing statements and maintaining the web-site.

➤ Treasurer's Financial Report – Amelia Cruz

The 2021 budget has been approved with a total expense of \$70,000. The 2020 reserve contribution in the amount of \$5,000 is scheduled to be completed by the end of the month. 2008 was the last time any funds were spent from the reserve account. All invoices are approved by Associa and 2 members of the Board.

➤ Architectural Control Committee (ACC) Report

Wilbur Beemer has recently stepped down as Chair after serving many years. Homeowners are reminded it is required to obtain approval for all roof repair project and solar installations. The committee continues to meet once per month to review all requests.

➤ Landscaping Report – Rich Baumann

Complete Landscaping continues to maintain the landscaping in the common areas. The Board is expecting an increase to the contract in 2022. Locks had to be cut off the electrical panel due to the fact they were installed without the knowledge of the Board. Homeowners were encouraged to volunteer to help on the committee.

➤ Website / Town Square Report – Rich Baumann

The web site continues to be updated monthly. Town Sq is available to all Homeowners where on-line payments can be made.

➤ Community Involvement Report / Neighborhood Watch- Martha Lee (Area Leader)

The majority of the community involvement is mainly handled through events planned by the Neighborhood Watch. Due to the pandemic, all in person events were cancelled. A food drive car parade was a success in 2020. In February the annual citrus sharing is planned, and the yard sale is expected to be held April.

Homeowner Questions and Comments

➤ **Q:** A Homeowner asked what areas are currently being maintained by the HOA? **A:** *A 10-foot-wide strip from the East wall towards Shannon, the 2 entrances, the park, and the detention basin are common areas and are HOA maintained. Also drainage easements between lots 23/24, 46/47, and 69/70 are HOA maintained per resolution 01-1-1.*

➤ **Q:** A Homeowner asked if the streets were public or private? **A:** *The streets and sidewalks in the association are public and are maintained by the county.*

Election Results

Rich Baumann and Amelia Cruz were re-elected to 2-year terms, expiring in 2022.

Adjournment

A motion to adjourn the meeting at 7:35 p.m. was made, seconded and passed with a unanimous vote.

Submitted by: Heather Donlan, CMCA, AMS, Associa Arizona Community Director, Agent for Casas Adobes Terrace HOA