

Casas Adobes Terrace Homeowners Association

2012 Annual Meeting Minutes – October 23, 2012

As Approved at the October 22, 2013 Annual Meeting

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 23, 2012 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Rich Baumann, Victor Lim and Janice Trainor. Representing Lewis Management Resources (LMR) was Heather Plunkett.

Call Meeting to Order

The Annual Meeting of Casas Adobes Terrace was called to order at 6:35 p.m. Quorum was attained with 35 Homeowners represented in person or by absentee ballot.

Introductions

- Each Board member was introduced to those present.
- Homeowners were given the opportunity to introduce themselves.
- Heather Plunkett was introduced as the LMR representatives.

Guest Speakers – Pima County Supervisor Candidates

- Ally Miller and Nancy Young Wright attended the meeting to present their platforms and answer questions.

Approval of October 25, 2011 Annual Meeting Minutes

- The minutes were approved by ballot. ***A motion to approve the 2011 Annual Meeting minutes as written, was made, seconded and passed with a unanimous vote.***

Community Update

President's Report

- The neighborhood is at peace and most Homeowners are content.
- LMR has been with the Association for almost a year and has been doing a good job.
- Homeowners were encouraged to become involved with the Association.
- Residents were requested to provide their email address to LMR in order to reduce the printing and postage charges.

Financial Report Including 2013 Budget and Assessment

- The 2013 Budget was provided for review.
- 2012 Budget variances were reviewed with those present.
- Board members have provided many services to reduce expenses.
- Delinquencies were discussed.
- LMR is doing a great job preparing the financials.

Architectural Control Committee Report

- There are currently five members on the Committee.
- Approved submittals included house painting, driveway widening, patio cover, backyard shade covers, landscaping and front yard lighting fixtures.
- A new state law requires the ARC Chair to be a member of the Board.
- Projects are required to have more frequent inspections.
- The dark gray paint color was removed from the palette and several new colors were added.
- Homeowners were encouraged to volunteer to serve on the Committee.

Landscaping Report

- Improvements were made to the entrance and park.
- The park grass looks better than it has in a long time.
- Professional opinions are being obtained on what to do with the large mesquite tree at the park that was struck by lightning
- Cracks in the walls along Shannon and in the park were repaired.
- Homeowners were encouraged to volunteer to serve on the Committee.

Website

- The Association website was started in January 2005 with 126,000 hits to date.
- Governing documents, updates, meeting notices and key information are posted on the site.
- Homeowners can add information to the website.
- Email communication was removed from the website

Community Involvement Report

- The Committee is working on getting Homeowners more involved in the community.
- Information was provided on getting more of the children involved with the Committee.
- An ice cream social was held at the park and was well attended.

Neighborhood Watch Program

- The Neighborhood Watch is a volunteer program.
- Neighbors are encouraged to get to know each other.
- There are 10 block leaders in different area of the Association.
- The Committee co-sponsored the July 4th ice cream social.
- A gathering in the park will be scheduled in the fall.
- The yard sale is scheduled for November 3, 2012.
- Crime statistics for the area were provided.

Homeowner Questions and Answers

- A Homeowner advised that he received a violation letter that required him to trim his tree. The tree died after it was trimmed and the Homeowner is requesting reimbursement for the cost to have the tree removed. He expressed concern with a letter requesting he remove the stain from his driveway that had been there for a long time. ***The Association offered to have the tree removed. The bill will be discussed at the next Board meeting.***
- A Homeowner wanted to know who performs the inspections. ***The management company performs the inspections.***
- A Homeowner wanted to know if the Association still employs a company for parking inspections. ***The Association is contracted with Dictograph to perform random inspections. The vehicles are clearly marked with company signs.***
- A Homeowner wanted to know how often LMR conducts inspections. ***Inspections are conducted every 15 to 18 days between the hours of 8 am to 5 pm. The Board reviewed the current violation process. Unresolved violations are subject to fines.***

Ballot Count

- The ballots were counted and the results presented.

2013 Nomination Committee

- Wilber Beemer volunteered to chair the 2013 Nomination Committee. ***A motion to appoint Wilber Beemer to Chair the 2013 Nomination Committee was made, seconded and passed with a unanimous vote.***

Announce Election/Voting Results

- Rich Bauman and Wilber Beemer were elected to serve on the Board.
- A recognition plaque was presented to Heather Plunkett.

Adjournment

A motion to adjourn the meeting at 8:45 p.m. was made, seconded and passed with a unanimous vote.

Submitted by:

Heather Plunkett, CMCA

Association Manager

Lewis Management Resources, Inc.

Agent for Casas Adobes Terrace Homeowners Association