

Casas Adobes Terrace HOA October 24, 2019 Annual Meeting Minutes

(Approved at the October 21, 2020 Annual Meeting)

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 24, 2019 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board member present was Rich Bauman. Board members excused were Amelia Cruz and Fonda Thompson. Community Director Heather Donlan represented Associa.

Call Meeting to Order

The Annual Meeting of Casas Adobes Terrace was called to order at 6:30 p.m. Quorum was attained with 23 Homeowners represented in person or by absentee ballot.

Introductions

Rich Baumann (Board), Heather Donlan (Community Director) and all Homeowners present were introduced.

Approval of October 25, 2018 Annual Meeting Minutes

A motion to approve the 2018 Annual Meeting minutes as written was made, seconded and passed with a unanimous vote.

Community Updates

➤ President's Reports – Rich Bauman

The December Board meeting is currently re-scheduled for December 5th at 4:00 pm, to achieve a quorum due to schedules. As noted below, the community is in great condition and efforts to increase homeowner involvement are starting to bear fruit.

➤ Financial Report – Amelia Cruz

The Board continues to work hard to ensure costs remain low. For 2020 the assessments will remain unchanged. A copy of the 2020 approved budget has been posted to the web-site. The annual reserve contribution of \$5,000 has been made. Updates will be made to the current collection policy due to a new Arizona law. A new five year contract was signed with Waste Management at less than \$12 per home per month.

➤ Architectural Control Committee Report

Wilbur Beemer has recently stepped down as Chair after serving many years. He will remain on the committee as a member. Rich Baumann and James Davenport have been appointed as Co-Chairs. All ACC requests continue to be reviewed at monthly meeting. The ACC has remained diligent to work with Homeowner to reduce the visibility of solar panels. The existing roof tiles are no longer available. Any new tiles installed should be placed in a less visible location. **Both require ACC approval.**

➤ Landscaping Report – Rich Baumann

Due to the increase to the minimum wage, Complete Landscaping is increasing the monthly contract amount from \$650 to \$800 starting in January 2020.

➤ Website Report – Rich Baumann

The web site continues to be updated monthly. Homeowners are encouraged to visit the web-site regularly to find important announcements, documents, upcoming Board and ACC meetings, and the yearly Waste Management holiday schedule.

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

Block Leaders will visit homes in their assigned section to provide important Neighborhood Watch updates. The community yard sale will be held October 26th. A charity truck will drive through after to pick up any donations. A Home and Vehicle Safety Workshop will be held November 17th. A Citrus Sharing Walk is scheduled for February 8th. A Personal Safety Workshop will be held on March 8th.

Homeowner Questions and Comments

- A Homeowner voiced concerns with landscaping changes that have not been recorded. Several buffer yards do not contain the number of plantings as originally installed by the developer. The Homeowner feels there is a lack of curb appeal through the association. *A: Buffers yards are covered by Board Resolution (on website) and ACC Standards.*
- A Homeowner stated she would like to see a sign posted as a reminder of Waste Management holidays. *A: This will be discussed at December Board meeting.*
- A Homeowner asked if the Board has ever considered holding meeting earlier in the day. The current meetings start at 6:30 pm. *A: Meetings held in evenings so more people can attend (e.g., get home from work).*

Election Results

- Wilbur Beemer was elected to a 2-year term, expiring in 2021. Rich Baumann and Amelia Cruz have terms expiring in 2020. Two vacancies remain due to a lack of candidates, one to remaining term portion expiring in 2020 and one in 2021.

2020 Nomination Committee

This item was tabled for the next meeting due to Amelia Cruz's excused absence.

Adjournment

A motion to adjourn the meeting at 7:47 p.m. was made, seconded and passed with a unanimous vote.

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