

# CASAS ADOBES TERRACE



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Casas Adobes Terrace Homeowner's Association  
2010 Annual Meeting  
Christ the King Episcopal Church  
2800 W. Ina Road

## MINUTES of 2010 ANNUAL MEETING AS APPROVED AT 10/25/2011 ANNUAL MEETING

DATE: October 26, 2010  
TIME: 6:30 p.m.  
LOCATION: Christ the King Episcopal Church

**Present:** Peggy Ober, President; Colleen Fernandes, Secretary/Treasurer; Bill Cullum, Vice President

**Management:** Trish Ledbetter, Marc Minkin, Lynn Panzica, Kim Nilsen, Premier Management Group, LTD

**Homeowners:** Seventeen owners present

- I. **Meeting called to order** at 6:30 p.m. and quorum established.
- II. **Agenda adopted** by consent
- III. **Introductions** completed
- IV. **Proof of Notice** - proof of notice of 10.26.10 Annual Meeting submitted
- V. **Minutes of December 8, 2009 Annual Meeting** approved as submitted to include the addition of 12.31.09 Balance Sheet and Income/Expense Report.

### **Community Update**

- President's Report - Peggy Ober gave a verbal report
- Financial Report including 2011 Budget and Assessment - Colleen Fernandes gave report
- Landscaping Report - Peggy Ober gave a verbal report.
- Architectural Control Committee Report - Mike Brinks gave written report (attached)
- Strategic Planning Report -No Report Given
- Neighborhood Watch Report - Beth Puhler gave verbal report

**VI. Questions and Answers** - Discussion on: Landscape along Shannon, Volunteers, Security and Parking, Homeowner Landscaping

**VIII. 2010 Nomination Committee** -Colleen Fernandes gave a verbal report.

**IX. Announce Election Results** - Peggy Ober announced Rich Baumann and Mike Brinks elected to serve on the Board of Directors until October, 2012 and Wilbur Beemer elected to serve on the Board of Directors until October 2011. The 2009 Annual Meeting Minutes were approved as submitted.

**X. Adjournment**

Meeting adjourned at 7:24 p.m.

Respectfully submitted by Lynn Panzica, Premier Management Group, LTD.

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Annual Meeting  
October 26, 2010; 6:30 p.m. to 7:30 p.m.

ACC CHAIRPERSONS REPORT

During the first half of the year the current Board Members need to step in as alternative ACC Members so that the ACC could do its business. I became its Chairperson in April.

There were a number of possible enforcement issues that were referred to the ACC. In each of those cases the ACC referred them to the Board, since the Board is the Association's body charged with duty of enforcement of its governing documents.

By late Spring the alternative ACC Members who were on the Board were replaced by Members of the Association who were not on the Board.

In its July meeting the ACC approved a revised Project Application Form that made it easier for Homeowners to complete whether for a Project or a request for Variance.

With the same motivation to make it easier for Homeowners to understand and utilize the ACC Standards and Guidelines, in September we began the process of examining the current Standards and Guidelines to make the procedures clearer and easier to follow and better organized. During our October meeting we were able to complete this work and unanimously (5-0) approved it to be submitted to the Board for adoption.

The greatest need the ACC has is for new ACC Members who wish to serve in this important area. If you are interested, I have multiple copies of a sheet that states the ACC Responsibilities as well as ACC Member Responsibilities. I wish to encourage anyone who has an interest to take an information sheet. If you have an interest but would rather contact me privately, please send me an email. My address is [mikeebrinks@gmail.com](mailto:mikeebrinks@gmail.com).

Submitted by Mike Brinks