

Casas Adobes Terrace HOA 10.27.16 Annual Meeting Minutes

(As Approved at the 10.26.17 Annual Meeting)

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 27, 2016 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Rich Baumann and Howard Buehler. Absent from the Board was Wilbur Beemer. Representing Associa Arizona was Heather Donlan.

Call Meeting to Order – The Annual Meeting of Casas Adobes Terrace HOA was called to order at 6:30 p.m. Quorum was attained with 33 Homeowners represented in person or by absentee ballot.

Introductions

- Board members, all present homeowners and Heather Donlan, Community Manager with Associa Arizona were introduced.
- Wilbur Beemer has retired and was thanked for his many years serving CAT. He will continue to volunteer on the ACC.
- Martha Lee was thanked for her continuing work as Area Leader of the Neighborhood Watch organization.

Approval of October 29, 2015 Annual Meeting Minutes – A motion to approve the 2015 Annual Meeting minutes as written, was made, seconded and passed unanimously.

Community Updates

President's Report – Rich Baumann

- The Board continues to work hard to monitor all costs for the association.
- Homeowner attendance at Board meetings remains low

Financial Report – Wilbur Beemer (presented by Rich Baumann in Wilbur's absence)

- The association is currently in good financial health and there will be no dues increase for 2017.
- The renegotiated the contract with Waste Management saved \$1,000s and is about \$11.84 per home per month.
- Associa Arizona management fee has not been increased in several years.
- \$5,000 has been moved operating account into the reserve account for capital improvements.
- The 2017 budget and year end 2016 financials will be posted to casasadobesterrace.com in December and March.

Architectural Control Committee Report – Howard Buehler

- The committee continues to receive a steady workload. Monthly meetings are held to review all requests.
- Recent submittals to install solar have risen. The committee continues to maintain the standards on all solar installations.

Landscaping Report – Rich Baumann

- Chula Vista Landscaping was hired to maintain the landscaping throughout all common areas in July 2015.
- The current service has remained under \$600 per year since 2005.
- Metro Water has tested the water pressure at the park and determined the pressure has decreased roughly 10 pounds over the past several years. This is due to a main water line which is shared with a neighboring apartment complex. At the present time Metro Water will not be installing a pressure valve to increase the water pressure.
- 12 trees have been planted at the park over the past several years.
- The committee will be researching options to plant desert tolerant plants along the perimeter of the property to meet Pima County requirements.
- The yearly basin inspection has been completed. Homeowners were invited to join.

Website Report – Rich Baumann

- A new web site is now available for homeowners and tenants. All the associations governing documents are available.
- The home page and community events are updated monthly.

Community Involvement / Neighborhood Watch 1122 Report – Martha Lee (Area Leader)

- The current neighborhood watch consists of 10 block leaders who are responsible for 18 homes.
- Homeowners were reminded to call 911 report any suspicious activity.
- A community yard sale will be held on November 5, 2016.
- The neighborhood Watch held a Know Your Neighbor event in January.
- In April Fire and Ice was held at the park. The local fire department was present and ice cream was served.
- Homeowner are provided with a yearly update.

Homeowner Questions and Comments

- A homeowner voiced concerns with the open space outside of Calle Lucinda.
- A homeowner stated they have noticed graffiti on the back wall of a property of Placita Montessa. It has also been noticed an increase in foot traffic through this area. The Board reported the graffiti is the responsibility of the homeowner. The Board will review installing barb wire to the common to help cut down on the foot traffic.
- A homeowner had concerns regarding several properties in the community not meeting the Pima County planting requirement. Concerns overgrown vegetation in the buffer yard areas along Avenida Adella were also brought to the attention of the Board. These items will be inspected.

Election Results – Rich Baumann, Amelia Cruz and Rand Mellor were elected to the Board with 2 year terms through the 2018 Annual Meeting.

2016 / 2017 Nomination Committee – A motion to appoint Amelia Cruz as acting Chair of the 2017 Nomination Committee was made, seconded and passed with a unanimous vote.

Adjournment – A motion to adjourn the meeting at 7:28 p.m. was made, seconded and passed with a unanimous vote.

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