

Casas Adobes Terrace Homeowners Association

October 28, 2014 Annual Meeting Minutes

(as approved at the October 29, 2015 Annual Meeting)

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 28, 2014 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Rich Bauman, Wilbur Beemer, Steven Utter and Howard Buehler. Representing Lewis Management Resources (LMR) were Heather Plunkett and Ericka Rivera.

Call Meeting to Order

The Annual Meeting of Casas Adobes Terrace was called to order at 6:34 p.m. Quorum was attained with 33 Homeowners represented in person or by absentee ballot.

Adoptions of Agenda

A motion to adopt the agenda as presented was made, seconded and passed with a unanimous vote.

Introductions

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

Approval of October 22, 2013 Annual Meeting Minutes

A motion to approve the 2013 Annual Meeting minutes as written, was made, seconded and passed with a unanimous vote.

Community Updates

President's/Landscaping/Website Reports

- Homeowners were thanked for attending the meeting.
- Heather Plunkett was recognized for attaining her recent accreditation.
- The Neighborhood is looking better than it ever has due to the inspections performed by Ms. Plunkett and the Board.
- 42 irrigation sprinkler heads were replaced.
- Three new trees were planted at the park this year.
- The Association pays approximately \$9,000.00 for water each year.
- There have been over 300,000 hits on the website since its inception 10 years ago.

Financial Report

- There will be no increase in dues for 2015, the sixth year in a row.
- The September 30, 2014 financials were reviewed with those present.
- \$5,000.00 was transferred from the Cash Account to the Savings Account to earn a higher interest rate.

Architectural Control Committee Report

- Joe Fernandez resigned his role as co-chair and is serving as the Committee Secretary.
- The Committee meets the first Tuesday of each month at Nanini Library.

Community Involvement Report

- Most of the Community involvement is through social events sponsored by the Neighborhood Watch Program and / or the Board.
- Board members are always accessible through LMR or at meetings.

Neighborhood Watch Program

- The Neighborhood Watch is a volunteer program.
- There are 10 block leader positions in different areas of the Association. Two block leaders are needed.
- Neighbors are encouraged to get to know each other.
- Residents were encouraged to report any suspicious activity to the police.
- The Committee sponsored an ice cream social with approximately 24 residents in attendance.
- The Community Yard Sale is scheduled for November 8, 2014.
- The Committee will tour the retention basins on January 25, 2015.
- A workshop on safety will be conducted in March 2015.
- The block leaders will make contact with every home to explain the Neighborhood Watch Program. They will be collecting emergency contact information.
- A Homeowner suggested installing a bench with a sunshade at the park where the children wait for the bus.

Homeowner Questions and Answers

- A Homeowner wanted to know what the ~\$3400 legal settlement was for.
A lawsuit was filed against a Homeowner for ongoing violations. The Association accepted a settlement offer from the Homeowner which covered attorney's fees, costs, and penalties.
- A Homeowner wanted to know if the names of Homeowners are available to residents.
Homeowners can contact LMR for the name of the Homeowner

Election

➤ There are three open positions and three candidates for the Board.

A motion to elect Rich Baumann, Wilbur Beemer and Peggy Ober by acclimation was made, seconded and passed with a unanimous vote. Thanks for Homeowners Luis Parchment and Carol Potter for counting the votes

2015 Nomination Committee

A motion to appoint Peggy Ober to Chair the 2015 Nomination Committee was made, seconded and passed with a unanimous vote.

Adjournment

A motion to adjourn the meeting at 7:11 p.m. was made, seconded and passed with a unanimous vote.

Respectfully Submitted by: Heather Plunkett, CAAM, CMCA
Lewis Management Resources, Inc., Agent for Casas Adobes Terrace HOA