

Casas Adobes Terrace HOA 10.29.15 Annual Meeting Minutes

(As Approved at the 10.27.16 Annual Meeting)

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 29, 2015 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Rich Baumann, Peggy Ober and Howard Buehler. Representing Associa Arizona were Heather Donlan and Erica Rivera.

Call Meeting to Order

The Annual Meeting of Casas Adobes Terrace was called to order at 6:30 p.m. Quorum was attained with 26 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 Donlan and Erica Rivera were introduced as the Associa Arizona representatives.
- Homeowners were given the opportunity to introduce themselves.

Approval of October 28, 2014 Annual Meeting Minutes

A motion to approve the 2014 Annual Meeting minutes as written, was made, seconded and passed with a unanimous vote.

Community Updates

President's/Landscaping/Website Reports – Rich Baumann

- The neighborhood and Homeowners seem to be at peace and happy with the way things are going.
- The Board is elected to run the Association on behalf of the Homeowners.
- Homeowners were encouraged to volunteer to serve on Committees.
- Lewis Management Resources changed their name to Associa Arizona at the beginning of the year.
- The Board contracted with Land Tamers to provide landscape maintenance services in April 2015. The Board had issues with the company and terminated the contract, replacing them with Chula Vista in July 2015.
- The landscape maintenance cost has not increased since 2006.
- The Association has a new website www.casasadobesterrace.com and Homeowners were encouraged to use it.

Financial Report – Peggy ober

- The September 30, 2015 financials were reviewed with those present.
- The 2016 assessment will remain at the same rate.
- \$5,000.00 was transferred from the Cash Account to the Reserve Savings Account to earn a higher interest rate.
- The insurance premium increased slightly.
- Associa Arizona uses an accrual accounting system.

Architectural Control Committee Report – Howard Buehler

- The Committee continues to review Homeowner submittals for various projects.
- A new approved paint list format with color samples (colors unchanged) was adopted making it easier to use.
- Associa Arizona was thanked for their assistance with the Committee.

Neighborhood Watch Program – Martha Lee

- The Committee focused on getting neighbors to know each other, reporting suspicious activity and Community events.
- 23 homes participated in the community yard sale in November 2014.
- 15 residents attended the tour of the detention basins.
- The Committee co-sponsored the July 4th Ice Cream Social.
- The Committee sponsored a workshop on home security on March 21st.
- A flyer with the block leader names was distributed.
- Upcoming activities include the yard sale on November 7, 2015, "Know Your Neighbor" day on January 9, 2016, an extravaganza will be scheduled in April, a food drive, ice cream social and possibly a CPR class.

Homeowner Questions and Answers

- A Homeowner wanted to know if solar installations in the community has become more routine with the Architectural Committee. **Solar installations are becoming routine.**

Election Results

- Howard Buehler was elected to serve a second 2 year term on the Board which runs through 2017 Annual Meeting.
- One position was left vacant due to lack of a candidate that must be filled by election, also running through 2017.

2016 Nomination Committee

A motion to appoint Peggy Ober as 'acting' Chair the 2016 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.