

DRAFT
Casas Adobes Terrace Homeowners Association
11/9/04 Annual Meeting Minutes

1. The Casas Adobes Terrace Homeowners Association Annual Meeting was called to order at 6:35 p.m. by Bill McCreery in the excused absence of President, Greg Burgess. The meeting was held at the Nanini Library located at 7300 N. Shannon Road. A quorum was established with twenty-seven lots represented by person or proxy. Board members present were Baumann, Smith and McCreery and the Nukajam ^{Grace} absence was excused. Sandy Lane represented ~~Professional~~ Property Managers. Introductions were made to all members attending.
2. Minutes of the 11/12/03 Annual Meeting were approved with a name correction.
3. Guest speaker, Casas Adobes Terrace Homeowners Association (CATHOA) attorney, Jim Calle, presented an update regarding association ~~activities~~. *lawsuit*
4. Bill McCreery read aloud the President's report.
5. Management company / committee reports:
 - Sandy Lane reported 27 out of 182 homes were attending.
 - ACC chairman, Wilbur Beemer, presented an annual summary report for 2004.
 - Bill McCreery indicated no dues increase had been approved and should additional funds be required they would be sought via a special assessment
6. Election for 2005:

The nomination process began at 7:43 pm: Lin Turner, Wilbur Beemer, and Mike Yoquelet were nominated from the floor for the 3 **open** positions. All were elected by unanimously.
7. No Old business
8. No New business
9. Homeowner Input:
 - a. Janice Trainor suggested budget accompany meeting notice as well as a profit/loss statement in addition to balance sheet only. Janice also commented on wanting to know how many other bad debts and liens there were; that the lawsuit should be shown on financials; and delinquencies be shown.
 - b. Beth Puhler reported that the NW garage sale was on 11/13 from 7 am to noon.
 - c. Barbra Bourne introduced Pat Leach, realtor, who presented an offer to CATHOA for free use of a community website designed with our name on it.
 - d. Barbra also asked how much we owe the lawyer and noted the management fee increased from 4.75 to 5.25 per home for 2005.
 - e. Joe Fernandez asked how much the trash fee was for 2005
 - f. Mr. Ruka wanted to know why all income from special assessment in 2004 did not come in during that year.
10. Adjournment 8:10pm

Respectfully submitted and drafted by,

Richard Baumann
Casas Adobes Terrace Homeowners Association Secretary 2004