

Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
Christ the King Church – Library – 2800 W Ina Road
December 8, 2016
As Approved on January 26, 2017

Present: Rich Baumann, Howard Buehler, Amelia Cruz, and Rand Mellor. Also present was Heather Donlan representing Associa Arizona

Absent: All Present

Homeowner Present: 2 Homeowners Present

Call to Order/Adoption of Agenda

- The meeting was called to order at 6:30 p.m.

CC&R Compliance

Hearing

- The homeowner of lot 30 was not present to discuss parking concerns. The homeowner recently widened the driveway to accommodate additional parking. Several occurrences of parking in the street has been noted.

A motion to fine the homeowner if parking in the street is noted in the next 6 months was made, seconded, and passed with an unanimous vote.

Homeowner Forum

- The homeowner of lot 31 was present to discuss parking concerns. The homeowner occasionally has a guest who parks in the street. The Board discussed the option of widening the driveway for additional parking. The homeowner was asked to monitor the amount of time the car will be parked in the street.

A motion was made to remove the fine in the amount of \$50 based on the good will of the homeowner to improve the parking situation was made, seconded, and passed with an unanimous vote.

Follow-Up

- Lot 028 – Paint solar conduits on roof – Close
- Lot 078 – Missing Roof Tiles, Paint Fascia, Air Conditioner has been removed – Fines issued and continuing.
- Lot 096 – Pool Solar Heater – Close
- Lot 097 – Excessive Street Parking – Monitoring Agreement
- Lot 106 – Excessive Reoccurring Street Parking – Monitor
- Lot 119 – Reoccurring weeds, many trash can, has been fined – Monitoring
- Lot 120 – Excessive Street Parking – Parking in the street has decreased, Monitor
- Lot 175 – Green Light in Driveway – Monitor after Christmas

- Lot 179 – Excessive Street Parking related to home based Business.

A motion was made to get a legal opinion regarding the parking related to the home based business was made, seconded, and passed with an unanimous vote.

Approval of Minutes

A motion to approve the August 29, 2016 meeting minutes as amended was made, seconded and passed with a unanimous vote.

A motion to adopt the August 6, 2016 and October 4, 2016 ACC minutes as presented was made, seconded and passed with an unanimous vote.

Financial Report

- The September 2016 and October 2016 financials were provided for review.
- The yearly reserve contribution in the amount of \$5,000 has been made.
- A recent amount had to be written off into bad debt. The amount written off did include fines and assessments.
- Delinquencies were discussed.

A motion to accept the September 2016 and October 2016 was made, seconded, and passed with an unanimous vote.

Officer, Committee and Management Reports

Officers Reports

- No Report

ACC

- The committee is currently working to complete a few updates to the standards..
- Lot 71 recently had some roof repairs made. They were given 30 days to have the flashing painted. An inspection will be completed to confirm work has been completed.
- Lot 147 recently received approval to install solar panels. All conduit lines and boxes have not been painted. Homeowner will be notified that the conduit lines need to be painted.

Landscape

- The Board was provided with a letter indicating a price increase from Chula Vista.
- The increase in the contract is due to the recently approved Prop 206 (Increasing the Minimum Wage)
- The Board will be meeting with possible landscapers.

Website

- The approved minutes will be posted to the web-site once the changes have been made.
- The events list on the home page has recently been updated.
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Associa Arizona Management Report

- The Board was a current management report. There were no questions.
- The Board will be in the process of reviewing the current violation letter templates.
- Management will be providing all ACC letters once prepared.

Old Business

2017 Budget

- A proposed 2017 budget which included no increase to assessment or increase to the management fee was provided for review.

A motion to approve the 2017 budget as presented was made, seconded and passed with an unanimous vote.

Avid Pay Reconciliation & Strongroom invoice rejection by Corporate

- This item was tabled for the next meeting.

New Business

2016 Financial Compilation

A motion to retain Larry Recker to complete the 2016 tax returns along with complete the annual compilation was made, seconded and passed with an unanimous vote.

2017 Key Date Calendar

- The Board was provided with an updated key dates for 2017.

Adopt updated ACC Standards & Rules, Application Form, Paint List

- Several updates to the ACC Standards have been suggested by the ACC.
- A few of the changes include submitting to install windows, submitting for all roof repairs, and 2 members of the committee will need to complete the final inspection.

A motion to adopt the newly revised standards was made, seconded, and passed with an unanimous vote.

Jan 1st Billing Statement

- The January 1, 2017 billing statement will be mailed to all homeowners by December 15th.

Next Meeting

- January 26, 2016 – Christ the King Church – 2800 W. Ina Road

Once Around the Table

- No Discussion

Adjournment

With no further business to discuss a motion to adjourn the meeting at 8:28 p.m. was made, seconded and passed unanimously.