

Casas Adobes Terrace Homeowners Association

Board of Directors Meeting Minutes

Christ the King Church – Upstairs – 2800 W Ina Road – January 30, 2020

As approved by AIL 3.20.20 (due to cancellation of 3.26.20 meeting due to COVID-19) to be ratified at the next regular Board Meeting

Present: Rich Baumann, Wilbur Beemer and Amelia Cruz. Also present was Community Director Heather Donlan representing Associa Arizona

Absent: All Present

Call to Order/Adoption of Agenda

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

Homeowner Forum

- A Homeowner present voiced concerns with weeds in the common area next to her home. The seeds from the weeds are spreading to her property. The Board provide the update that the weeds have been treated and a tree in the drainage area has been trimmed. The landscaper will be reminded to check this area once per week. The Board granted an extension for the Homeowner to remove the weeds from her property.

CC&R Compliance

Hearings

Lot 96 – the Homeowner was present to discuss the recent denial of the shed in the rear yard. The Homeowner provided pictures of sheds throughout the association that appear to exceed the height requirement. The shed was measured and exceeds the height and width requirements. The ACC decision is final per the CC&R's. At a future meeting the ACC will discuss amending the current requirement.

A motion was made and seconded to remove the fine that has been issued once the shed is removed. The motion passed with a unanimous vote.

Follow-Ups

Lot 73 – The Homeowners submitted the ACC form. The project has been completed. An inspection confirmed the flashing has been painted. The mismatched tiles have not been moved. Daily fines will continue.

Approval of Minutes

A motion to approve the December 19, 2019 minutes as amended was made, seconded and passed with a unanimous vote.

A motion to adopt the December 3, 2019 ACC minutes as presented was made, seconded and passed with a unanimous vote.

Financial Report

The Board was provided with the January 2020 financials for review. Delinquencies were discussed. Management was requested to provide an update showing the total amount of handling charged in 2019 and the amount that remains outstanding on Homeowners accounts. The expense for December trash services appear to contain December and January. Once confirmed a footnote will be added to the

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2019 financial compilation. Several invoices for Associa Arizona remain outstanding. Management will make updates to the postage charge on the Exhibit A. The postage charge will be changed to reflect the current rate Associa is charged with an additional 5% service fee. The revised Exhibit A will be presented to the Board at the next meeting.

The December 2019 financials were accepted as presented.

Officer, Committee and Management Reports

Officers Report

No report was given

ACC

Minutes from the December 3, 2019 ACC meeting minutes were adopted.

Landscape

A backflow along Shannon Road was recently identified to be leaking. Repairs were made but have been unsuccessful. Consideration is being made to purchase and install a new valve which will require approval from Metro Water prior to being installed.

Website

The web-site continues to be updated monthly.

Associa Arizona

A management report was provided to the Board which documented all management activities since the previous meeting. There were no questions.

Old Business

Updating New Accounts

Management confirmed all new Homeowners will be required to pay one assessment ahead when closing on the home. The standard process of closing an account and opening a new one takes 4-6 weeks.

New Business

There was no new business to discuss.

Next Meeting – March 26, 2020

With no further business to discuss, a motion to close the meeting at 8:22 was made, seconded and passed with a unanimous vote.

Respectfully submitted by Heather Donlan, CMCA, AMS, Community Director, Associa Arizona

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for Casas Adobes Terrace HOA