

Casas Adobes Terrace Homeowners Association

Board of Directors Meeting Minutes

Christ the King Church – Upstairs – 2800 W Ina Road

July 22, 2021

As approved on September 23, 2021

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

Absent: All Present

Homeowners: Lot 151, Lot 165, Lot 49, Lot 6, and Lot 124.

Call to Order/Adoption of Agenda

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

Homeowner Forum

- Martha Li, Head of Neighborhood Watch provided an update. The sheriff provided a late-night patrol 26 times in May.
- Several Homeowners have reported an increase of dog waste in the park.

CC&R Compliance

- The Homeowner from lot 179, who was unable to attend the meeting, made a request for reconsideration for fines issued for parking. This item will be discussed in Executive Session.

Approval of Meeting Minutes

A motion to approve the May 27, 2021 meeting minutes as amended was made, seconded and passed with a unanimous vote.

A motion to adopt the May 4, 2021 and the June 1, 2021 ACC approved meeting minutes was made, seconded, and passed with a unanimous vote.

Financials

- The Board was provided with the May 2021 and June 2021 financials.
- As of June 30, 2021, operating funds totaled \$64,283.64 and reserve funds totaled \$70,013.58 including investments.
- A copy of the financials will be posted to Town Sq.
- Delinquencies were discussed.

The May 2021 and June 2021 financials were accepted as presented.

Officers, Committee, and Management Reports

Officers/Board member Report

- The association has been made aware of a raised sidewalk which caused a tripping hazard with a head injury. A repair ticket was submitted to Pima County with the location of the dangerous sidewalk. Pima County inspected and ultimately made repairs to a different sidewalk section.

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- Many Homeowners overlooked the trash delay involved with the Independence Day collection. Homeowners are encouraged to continue to check the web-site for all of the holidays recognized by Waste Management. Additional reminder will be posted on Town Sq.

ACC

- The meeting minutes from May 4, 2021 and June 1, 2021 were adopted.

Landscape

- No report given

Web-site

- Updates to the web-site continue to be time consuming.
- 51 Homeowners who were identified as not being signed up for Town Sq, were provided with a reminder.

Management Report

- The Board was provided with a current management report which documented the management activity since the last meeting. There were no questions.

Old Business

Transfer \$5,000 to Reserves

- \$5,000 has been planned to be transferred from the operating account of reserve account for 2021.
- The Board is in the process of creating the 2022 budget which may include an increase to the assessments.
- The Board discussed any capital improvements that may be needed in the future.
- Management was requested to provide the Board with the responsibility of walls that currently border common areas.
- This item was tabled for the next meeting.

Next Board Meeting – Thursday September 23, 2021

With no further business to discuss, a motion to adjourn the meeting at 8:18 p.m was made, seconded, and passed with a unanimous vote.

Respectfully submitted by
Heather Donlan, CMCA, AMS
Community Director
For Casas Adobes Terrace HOA