

Casas Adobes Terrace Homeowners Association

Board of Directors Meeting Minutes

Christ the King Church – Upstairs – 2800 W Ina Road

July 23, 2020

As approved on September 23, 2020 and Amended on May 27, 2021

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

Absent: Frank Galvez

Call to Order/Adoption of Agenda

The meeting was called to order at 6:42 p.m.

Homeowner Forum

- The Homeowner from lot 49 was present to discuss a recent Final Non-Compliance received for a visible trash can. The Homeowner explained the notice was received due a recent holiday observed by Waste Management which pushed the trash back one day. The Board reminded the Homeowner that a list of all Waste Management holidays are posted on the association web-site. In addition, the notice contained a clerical error resulting in miscommunication. Due to the error, the violation has been closed out. The next trash can sighted on a non-trash day or holidays will result in a Friendly Reminder
- The Homeowner from lot 30 was present to request reconsideration for a recent fine assessed for a visible trash can. The fine was issued due to recent holiday observed by Waste Management. The Board reminded the Homeowner the fine has been waived pending no additional trash can violations in the next 6 months. The Homeowner was encouraged to attend the next Annual Meeting to discuss alternative ways to remind residents when there is a day change to trash/recycle pick-up.
- The Homeowner from lot 151 was present to request reconsideration for a fine assessed for the garage door that does not currently match the exterior color of the home. The Homeowner explained no exterior changes have been made to the paint color in the last several years. A section of stucco above the garage has been repainted. Additional research will be completed to determine what was included in the violation notice issued to the homeowner. Once additional research has been completed, the Board will make a decision on the reconsideration request.

CC&R Compliance

Hearings

Lot 11 – The Board was provided with a Request for Reconsideration to waive a fine issued for a visible trash can. The Board was provided a copy of the current account history.

A motion was made and seconded to remove the fine that had been issued for the visible trash can. If the non-compliance issue is noted in the next 6 months, the fine will be reapplied and an additional fine assessed. The motion passed with a unanimous vote.

Lot 18 - The Board was provided with a Request for Reconsideration to waive a fine issued for weeds . The Board was provided a copy of the current account history.

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A motion was made and seconded to remove the fine that had been issued for the weeds. If the non-compliance issue is noted in the next 6 months, the fine will be reapplied and an additional fine assessed. The motion passed with a unanimous vote.

Lot 56 - The Board was provided with a Request for Reconsideration to waive a fine issued for a visible trash can. The Board was provided a copy of the current account history.

A motion was made and seconded to remove the fine that had been issued for the visible trash can. If the non-compliance issue is noted in the next 6 months, the fine will be reapplied and an additional fine assessed. The motion passed with a unanimous vote.

Lot 87 - The Board was provided with a Request for Reconsideration to waive a fine issued for the need to paint the fascia boards after some roof repair was completed. The Board was provided a copy of the current account history.

A motion was made and seconded to remove the fine that had been issued for the unpainted fascia. The motion passed with a unanimous vote.

Approval of Meeting Minutes

A motion to adopt the March 31, 2020 and the June 2, 2020 ACC minutes as presented was made, seconded and passed with a unanimous vote.

Financial Report

The Board was provided with the June 2020 financials for review. Management is in the process of issuing the 2019 transfer fee. Delinquencies were discussed. A reclass of handling charges is in process. These charges will be reclassified to fall under collection costs.

The June 2020 financials were accepted as presented.

Officer, Committee and Management Reports

Officers Report

No report was given

ACC

Minutes from the March 31, 2020 and June 2, 2020 were adopted.

Landscape

A leaky backflow has recently required replacement. Invoices received from Complete do not reflect the verbal approval given as authorization for the work. Once an agreement is reached, payment will be issued.

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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

Ratify Actions in Lieu of Meeting not held due to Covid-19

A motion was made and seconded to ratify the AIL for the approval of the January 30, 2020 meeting minutes, the approval of the March 3, 2020 emergency meeting minutes, approval of the 2019 year end financial compilation, accepting the resignation of Wilbur Beemer from the Board and ACC, and reconsideration of removing the fine issued to lot 6 for roof repair based on ACC final approval was approved with an unanimous vote.

New Business

Neighborhood Watch

- Neighborhood Watch leader Marth Lee was present to discuss an increase of reported crime in the area. Neighborhood Watch would like to see an increase to the current security overnight patrols. Several residents have asked if the association can install an entrance gate to deter crime. The Board explained that if a gate is installed the roads would be considered private and the association would be required for all maintenance and repairs. The possibility of installing trail cameras at each entrance to capture license plates may be a consideration.

Potential Dues Increase for 2021

- A drafted budget was provided for review. Based on increasing costs, mainly with trash and landscaping, the current assessments are no longer covering the needed operating expenses. The last assessment increase occurred 11 years ago. This item was tabled for the next meeting.

Next Meeting – September 24, 2020

With no further business to discuss, a motion to close the meeting at 9:04 was made, seconded and passed with a unanimous vote.

Respectfully submitted by

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Heather Donlan, CMCA, AMS

Community Director

For Casas Adobes Terrace HOA