

Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
Christ the King Church – Upstairs – 2800 W Ina Road
July 27, 2017
As approved on September 28, 2017

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

Absent: None

Homeowner Present: Jorge Hernandez, Lisa Bishoffer, Patti Adkins, Cindy Roberts

Call to Order/Adoption of Agenda

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

Homeowner Forum

- A homeowner present asked if a reminder could be included in the next newsletter to remind homeowners to pick up after their pets. The Board passed along this reminder has been provided in several past newsletter. It will be considered in upcoming editions.
- A homeowner present showed 2 violation letter issued for the same violation. Associa Arizona explained it was a duplicate letter. The homeowner also had concerned with an increase to barking dogs. The homeowner was encouraged to contact Animal Control or the Humane Society to file a complaint since they didn't want to peruse a complaint through the association.

CC&R Compliance

Hearing

- Lot 018 – The homeowner was invited to the hearing to discuss numerous occurrences of parking in the street. Homeowner was in attendance. The Homeowner previously attended a special meeting on May 2, 2017 to discuss the violation. Parking in the street was observed after the special hearing. Fines have been issued. The homeowner explained extreme measures have been taken to eliminate most of the cars parked in the street. There have been times when a visitor is parked in the street for a short time. The Board agreed that the parking violations have decreased. In the future the Homeowner will explore the option to widen the driveway. All vehicle information of the vehicles which reside at the property will be provided. Several fines were previously issued for a visible trash can. Recent inspections have shown the trash can has not been seen. If parking becomes a concern with the property, the Board will reach out via email, phone call or by knocking on the door per the homeowner's invitation to do so.

A motion to remove all the fines issued for parking and visible trash can from the homeowners account, if the violations reoccur in the next 6 months, all fines will be reissued and new fines issued was made, seconded, and passed with a unanimous vote.

- Lot 144 – The homeowner was invited to discuss numerous occurrences of parking a RV on the driveway blocking the sidewalk and exceeding the permitted load/unload times.. The Board had previously

removed fines issued to the homeowner for this violation. The homeowner explained the RV had been parked in driveway. The Board had provided information to the homeowner that when the RV was parked in the driveway the back hangs over the sidewalk and blocks pedestrian traffic, which is against state statute. The homeowner had been advised she would not be penalized for parking it in the street as long as the load/unload permitted times were not exceeded. The homeowner has created a sign indicating the Board has directed her to park the RV in the street. The Board discussed the addition of the sign was a violation of the documents. On many occasions the RV has been parked at the property for an extended length of time. The Board allows homeowners to park an RV for 24 to load and 24 hours to unload. The homeowner discussed concerns with communication received. The Board will be meeting with the homeowner at her property to investigate options of parking the RV in the driveway. The most recent occurrence have been noted as less than 24 hours.

A motion to remove the fine issued, which will be reissued if the RV is parked within the subdivision for a time exceeding 24 hours to load and 24 hours to unload or blocking the sidewalk and new fines issued was made, seconded, and passed with a unanimous vote.

- Lot 097 – The tenant has previously attended a Board meeting to discuss the excessive amount of parking in the street. The Board granted a variance one regular visitor to park in the street. On recent inspections, 3 cars have been seen parked in the driveway, one of which hangs over the sidewalk blocking pedestrian traffic. The tenant explained there are currently 3 cars on the property. When all parked in the driveway, the vehicles have to angle in which creates safety concerns entering and existing the vehicle. A Board member present discuss the current parking limitation she faces as well. Recent inspections have identified all vehicles have parking in the driveway and none have been blocking the sidewalk. The tenant was remind to notify Associa Arizona if there will be any extended guests parking in the street.

A motion to remove all fines issued for parking in the street, which will be reissued if parking violation reoccur or if the sidewalk is blocked was made, seconded and passed with a unanimous vote.

Follow-Up

- Lot 078 – Missing Roof Tiles, Paint Fascia, Air Conditioner has been removed – Fines issued, home currently for sale.
- Lot 119 – Reoccurring weeds, many trash can, has been in fines, parking again, in fines

Correspondence/Telephone

- Lot 182 – The homeowner submitted a request to have a recent fine reconsidered for an unapproved modification of an above ground pool.
- The Board confirmed the homeowner has submitted to the ACC and received approval.

A motion to remove the fine issued was made, seconded, and passed with a unanimous vote.

Approval of Minutes

A motion to approve the May 30, 2017 meeting minutes as amended was made, seconded and passed with a unanimous vote.

A motion to adopt the May 2, 2017 and June 15, 2017 ACC minutes as presented was made, seconded and passed with a unanimous vote.

Financial Report

- The May 2017 and June 2017 financials were provided for review.
- There were no questions or concerns.

The May 2017 and the June 2017 were accepted as presented.

Officer, Committee and Management Reports

Officers Reports

- No Report

ACC

- No report given.

Landscape

- No report given

Website

- No report given.

Associa Arizona Management Report

- The Board was a current management report which documented the management activities since the last meeting.

Old Business

Lot to Lot Drainage

- This item was tabled for additional review.

Transfer/Disclosure Packet Review- Updated version to be looked at

- This item was tabled for additional review.

Potential update to Parking notice from December, 2010 Newsletter

- This item was tabled for additional review

New Business

Ratify acceptance of Howard Buehler resignation from the Board and ACC

- Howard Buehler submitted his resignation to the Board and ACC
- The Board has accepted his resignation.

Next Meeting

- September 28,2017 – Christ the King Church – 2800 W. Ina Road beginning at 6:30 pm
- October 26, 2017 – Annual Meeting - Christ the King Church -2800 W. Ina Road beginning at 6:30 pm

Once Around the Table

- No Discussion

Adjournment

With no further business to discuss a motion to adjourn the meeting at 8:30 p.m. was made, seconded and passed unanimously.