

**Casas Adobes Terrace Homeowners Association**  
**Board of Directors Meeting Minutes**  
**Christ the King Church – Library – 2800 W Ina Road**  
**July 28, 2016**

As approved on September 29, 2016

**Present:**           **Rich Baumann, Wilbur Beemer and Howard Buehler. Also present was Heather Donlan representing Associa Arizona**

**Homeowner Present: 5 Homeowners Present**

**Call to Order/Adoption of Agenda**

- The meeting was called to order at 6:31 p.m.

**Homeowner Forum**

- A homeowner present stated they recently reported a parking concern with a neighbor which was handled appropriately by Associa.
- A homeowner present has some concerns with lot 53 excessive tree debris.  
**Management was directed to inspect this yard on the next inspection.**
- The homeowner of lot 67 requested reconsideration to waive the fine received for oil in the driveway.  
**A motion to waive the fine in the amount of \$50.00 was made, seconded, and passed with a unanimous vote.**
- A homeowner present had concerns with several inoperable vehicles in the driveway of lot 69. A vehicle in the driveway maybe missing the hood. The homeowner also reported contacting the Health Department regarding the green pool in the back yard.  
**Management was directed to inspect this property on the next inspection**

**CC&R Compliance**

Hearing

- No Hearing Requested

Follow-Up

- Lot 028 – Paint Solar Conduits on Roof – Continue to Monitor
- Lot 029 – Paint Patio Cover and Flashing – Extension granted until July 28, 2016, Not Completed. Homeowner will be give an additional month to complete.  
**Management was directed to contact the homeowner.**
- Lot 078 – Missing Roof Tiles, Paint Fascia – Continuing Fines
- Lot 096 – Pool Heater Installed without ACC Approval – Initial Approval Issued
- Lot 097 – Excessive Street Parking – Fines Issued
- Lot 106 – Excessive Street Parking – Fines Issued. The Board will invite this homeowner to a meeting to discuss the ongoing parking concerns.
- Lot 119 – Weeds, Trash Cans – Fines have been Issued
- Lot 175 – Green Light Front of House – Continuing Fines

Correspondence/Telephone

- Lot 097 – Request for Reconsideration for Parking and Trash Can Fines. The tenants were present. Pictures of countless parking violations were presented to the tenants. The tenants stated their current vehicles are oversized. The driveway has previously been widened to accompany 3 vehicles. The Board discussed their interpretation of the CC&R’s rule pertaining to parking. The tenant was asked to provide the vehicle information on 2 vehicles which belong to regular guests. The Board will grant a variance for the vehicle of the mother-in-law who is a frequent guest. The tenants agreed to work on getting 3 vehicles in the driveway.

**A motion to suspend the fine received for 6 months while the parking is monitored was made, seconded, and passed with an unanimous vote.**

- The tenant also requested the Board reconsider a recent fine for the trash can. The tenant claimed the trash can belonged to the neighbor. The tenant stated that on one of the dates noted, they were out of town.

**A motion to suspend the fine received for 6 months as long the violation does not reoccur was made, seconded, and passed with an unanimous vote.**

**Approval of Minutes**

**A motion to approve the May 31, 2016 meeting minutes as amended was made, seconded and passed with a unanimous vote.**

- The Board requested the ACC reformat a few of the headers on the May 12, 2016 ACC minutes.

**Financial Report**

- The May 2016 and June 2016 financials were provided for review.
- Management has recently removed 3 invoices from automatic payment, Metro Water, TEP, and Waste Management.

**Management was directed to monitor when these invoices are received in the mail to ensure they are paid timely.**

**Officer, Committee and Management Reports**

Officers Reports

- No Report

ACC

- No Report

Landscape

- No report

Website

- No Report
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Associa Arizona Management Report

- The Board was a current management report. There were no questions.

**Old Business**

- There was no Old Business to discuss

**New Business**

### Board Candidates

- 2 Homeowners have submitted the application to run for vacant positions on the Board of Directors at the 2016 Annual Meeting.
- The Nominating Committee will interview each candidate

### Next Meeting

- September 29, 2016 – Board Meeting

### **Once Around the Table**

- No Discussion

### **Adjournment**

**With no further business to discuss a motion to adjourn the meeting at 8:12 p.m. was made, seconded and passed unanimously.**