

Casas Adobes Terrace Homeowners Association

Board of Directors Meeting Minutes

Christ the King Church – Upstairs – 2800 W Ina Road

March 25, 2021

As Approved on May 27, 2021

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

Absent: All Present

Homeowners: Lot 49, Lot 151, Lot 126, Lot 124, and Lot 41

Call to Order/Adoption of Agenda

The meeting was called to order at 6:29 p.m.

Homeowner Forum

- The Homeowner from lot 49 voiced concerns with the July 2020 meeting minutes and a notice that was issued for a visible trash can. The Homeowner asked where it had been documented when the motion was made for the Nomination Committee. The Board requested the Homeowner to submit requested changes to the meeting minutes in writing.
- The Homeowner from lot 39 voiced concerns with a notification that was issued for a visible trash can.

CC&R Compliance

- There were no outstanding compliance items that needed to be addressed.

Approval of Meeting Minutes

A motion to approve the January 28, 2021 meeting minutes as presented was made, seconded and passed with a unanimous vote.

A motion to adopt the January 5, 2021 and February 2, 2021 ACC approved meeting minutes was made, seconded, and passed with a unanimous vote.

Financials

- The Board was provided with the February 2021 financials.
- As of February 28, 2021 operating funds totaled \$55,798.94 and reserve funds totaled \$69,764.88.
- Management confirmed the previous approved financials have been posted to Town Sq.
- The 2020 year end financial compilation has been posted to the web-site.
- The 2020 federal and state taxes have been prepared and filed.
- Delinquencies were discussed.

A motion to approve the year end financial compilation prepared by Larry Recker as presented was made, seconded and approved with a unanimous vote.

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A motion to approve the February 2021 financials as presented was made, seconded, and passed with a unanimous vote.

Officers, Committee, and Management Reports

Officers/Board member Report

- There were no Officers/Board members reports discussed.

ACC

- The meeting minutes from January 5, 2021 and February 2, 2021 were adopted.

Landscape

- No updated report was given

Website

- Discussed under Old Business

Management Report

- The Board was provided with a current management report that documented all current management activity.
- The 2021 includes an annual office supply fee. The Board discussed a possible management fee increase rather than paying the annual fee.
- The Board has this invoice on hold pending further discussion.

Old Business

Review of Violation Policy & Compliance Letter

- Tabled for a working session.

AZ House Bills

- 33-2030 revises flags to allow for first responders without defining what they are or referencing other statutes. The initial bill has been rewritten and now defines particular first responders.
- 33-2052 revises signs to allow for common area for HOA political purposes subject to reasonable restriction. This bill has already passed several committees.

Web-site

- The software that supports the current web-site will no longer be available after March 31, 2021.
- A new website is available for the annual rate of \$850 which includes optional administrative support for an additional \$30 per month.
- The current web site remains available must be updated manually.
- This item was tabled for further discussion.

New Business

Neighborhood Watch

- Members of Neighborhood Watch have been researching options of adding trail cameras at each entrance to capture license plate of vehicles coming and going.

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- An additional option would be to install cameras from the company Flock Safe which is better designed to capture moving vehicle. Each camera has an annual cost of \$2,000.
- A suggestion was made to consider installing a light in front of lot 116 and lot 98.
- To reduce crime, Homeowners may need to be reminded to ensure their garage lights remain on during the night hours.
- This item was tabled and will be considered prior to the approval of the 2022 budget.

Next Meeting – Thursday May 27, 2021

With no further business to discuss, a motion to adjourn the meeting at 8:14 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