

# Casas Adobes Terrace Homeowners Association

## Board of Directors Meeting Minutes

Christ the King Church – Upstairs – 2800 W Ina Road

May 23, 2019

As Approved on July 25, 2019

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

Absent: All Present

Call to Order/Adoption of Agenda

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

Homeowner Forum

- There were no Homeowners present.

CC&R Compliance

### Hearings

- Lot 106 – Parking in the street – The Homeowner was invited to discuss the increase of street parking in front of the home. The Homeowner was not in attendance. Several occurrence of street parking have been noted over the past several weeks. The Board has previously had discussion with the Homeowner regarding the noncompliance issue.

**A motion to issue a Cease and Desist** which includes a \$100 per occurrence. If the parking continues, the Board will consider an injunction was made, seconded, and passed with a unanimous vote.

### Follow-Ups

- Lot 141 – Solar without approval. Panels relocated, and roof tiles have replaced. ACC granted final approval on May 7, 2019. Violation has been closed. Ratify removing one half of the outstanding fines.

A motion was made to ratify the email approval to remove one half of the fines issued for the unapproved solar panels, seconded, and passed with a unanimous vote.

- Lot 143 – Roof Repair have been made without ACC approval. A completed ACC has been received and in the process of being reviewed.

### Correspondance

- Lot 63 – The Homeowner submitted a request for reconsideration for fine issued for a trash can issued on a non-visible trash day. The Board was provided with a current account history.

A motion to waive the fine issued for the visible trash can. If the violaiton reoccurs in the next 6 month, the waived fine will be reapplied and additional fine issued. The motion was seconded and passed with a unamious vote.

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### Approval of Minutes

- The Board was provided with the drafted minutes from March 28, 2019.
- Management was requested to provide an update on the 2018 transfer fees.

A motion to approve the March 28, 2019 minutes as amended was made, seconded and passed with a unanimous vote.

A motion to adopt the March 5, 2019 and April 2, 2019 ACC minutes as presented was made, seconded and passed with a unanimous vote.

### Financial Report

- The Board was provided with the April 2019 financials for review.
- The treasurer previously reviewed the March 2019 financials.
- As of April 30, 2019, the operating account totaled \$46,332.97. The total amount of the Reserve account including all investments was \$59,411.95.
- Delinquencies were discussed.
- Management was directed to provide the Board with a current status report from Carpenter Hazelwood along with a current Settlement Report.

The March 2019 and April 2019 financials were accepted as presented.

### Officer, Committee and Management Reports

#### Officers Report

- No report was given

#### ACC

- Minutes from the March 2019 and April 2019 meeting were provided for adoption.

#### Landscape

- 4 large trees along Shannon were trimmed and Mistletoe has been removed.
- Several irrigation repairs have been at the park.

#### 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.

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Old Business

### Waste Management Issues

- Concerns remain with the current invoicing from Waste Management. The invoices continue to list fuel/environmental charges.
- A meeting between a representative of Waste Management and the Board was recently cancelled. The Board will be reaching out to ensure a meeting occurs in the near future.

New Business

### Interview Fred Kimball and Ratify his Conditional AIL Appointment to ACC

- Fred Kimball was not able to attend the meeting.
- The Board determined to table this item for the July meeting.

### Billing Statements

- The semi-annual billing statement are scheduled for mailing mid-June. The assessment is due July 1<sup>st</sup>.
- The Board discussed including the Call for Directors to allow all Homeowners the opportunity to run for upcoming vacant seats on the Board.
- The Board will work on including important updates.

Next Meeting – Thursday July 25, 2019

With no further business to discuss, a motion to close the meeting at 7:30 was made, seconded and passed with a unanimous vote.

Respectfully submitted by

Heather Donlan, CMCA, AMS

For Casas Adobes Terrace HOA