

**Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
Christ the King Church – Library – 2800 W Ina Road
May 31, 2016
As Approved on July 28, 2016**

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

Homeowner Present: 2 Homeowners Present

Call to Order/Adoption of Agenda

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

Homeowner Forum

- There was no discussion

CC&R Compliance

Hearing

- No Hearing Requested

Follow-Up

- Lot 028 – Paint solar boxes & conduits - A few of the solar boxes and conduit lines against the home and the roof line remain unpainted.
Management was directed to send a self-help warning letter stating that the homeowner must paint the unpainted boxes and conduit lines to match the home within 30 days. If they remain unpainted painted self-help will be performed. All related fees will be charged to the homeowners account.
- Lot 078 – Missing roof tiles – paint fascia – air conditioner has been removed – vehicle size requirements - Fines issued and continuing.
The Board will seek additional legal opinion on this account.
- Lot 97 - Excessive parking – the violation has not been corrected. Notice of Violation will be issued.
- Lot 106 - Excessive parking – Continue to monitor
- Lot 107 - Chicken Coop

A motion to ratify the Board decision to close this violation was made, seconded, and passed by a unanimous vote.

- Lot 119 - Recurring weeds, trash cans, fines, etc. – Continuing Fines
- Lot 175 - Green light in driveway – Continuing Fines

Correspondence/Telephone

- Lot 116 - Fine reconsideration of trash can violations

A motion to waive the fines as long as the violation does not occur within the next 6 months was made, seconded, and passed with a unanimous vote.

Approval of Minutes

A motion to approve the March 29, 2016 meeting minutes as amended was made, seconded and passed with a unanimous vote.

- The Board questioned the accuracy of the March 1, 2016 ACC Minutes.
A motion to adopt the March 1, 2016 and the April 5, 2016 ACC minutes as presented was made, seconded and passed with an unanimous vote.

Financial Report

- The March 31, 2016 and the April 30, 2016 were provided for review.
Management was directed to waive all balances under \$10.00.
Management was directed to research how late notices are being issued. It is noted that some homeowners are still at a 1st Notice after several months.

Officer, Committee and Management Reports

Officers Reports

- No Report

ACC

- The Board asked the ACC Chair if the ACC would like an updated list of lots affected by wall/property line setback issue.

Landscape

- No report

Website

- No Report

Associa Arizona Management Report

- The 2016 Legislative Update from Carolyn Goldschmidt was provided for review.
Management was directed to provide the version prepared by from Jason Smith containing information on new legislation.

Old Business

Bid Approval - Repair Fence

- During a recent basin tour it was determined that the chain link fence and the barb wire was in need of repair.
- The Board discussed the possibility of being held liable for any injuries

A motion to approve the proposal from Schuster Company in the amount of \$750.00 to repair fence was made, seconded, and approved by unanimous vote

Bid Approval - Repair Planter wall on North Calle Lucinda

- The Board discuss the recent findings that the planter box along the wall of Calle Lucinda has begun to crack.
- The Board determined that the cracks are not significant for repairs at this time

New Business

Billing Statement

- A draft of the semi-annual billing statement was provided for review.
- The mailing will include an application for homeowner to volunteer for the Board.
- Board members were asked if they have any suggestions on community updated to be provide on the statement

Ratify acceptance of Peggy Ober's resignation as of March 29, 2016

A motion to accept the resignation of Peggy Ober was made, seconded and passed by a unanimous vote.

Next Meeting

- July 28, 2016 – Board Meeting

Once Around the Table

- No Discussion

Adjournment

With no further business to discuss a motion to adjourn the meeting at 8:08 p.m. was made, seconded and passed unanimously.