

Casas Adobes Terrace Homeowners Association

Board of Directors Meeting Minutes

Christ the King Church – Downstairs – 2800 W Ina Road

September 27, 2018

As approved on December 6, 2018

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

Absent: All Present

Call to Order/Adoption of Agenda

- The meeting was called to order at 6:25 p.m.

Guest Speaker – Sgt Gorowitz, Pima County Sheriff.

- Sgt Gorowitz discussed traffic concerns in the association. Many complaints of speeding and running stop signs have been made to Pima County Sheriff.
- Deputies have been posted in the association on several occasions to monitor the speed activity.
- Installing speed bumps, traffic circles, and educating Homeowners were suggested to help reduce the amount of speeders.
- The block leaders on Neighborhood Watch have been provided with information on a Traffic Calming Program. A survey has been created and will be distributed to all Homeowner to determine the need to continue with a Traffic Calming Program.

Homeowner Forum

- There were no questions or concerns from Homeowners present.

CC&R Compliance

Hearings

- Lot 175 – Visible Trash Cans – The Homeowner was not present for the requested hearing to discuss the violation with the Board and inappropriate letter.
- Lot 158 – Broken Window and Blinds
The Homeowner was present to request fine reconsideration for a broken window and broken blinds. The Board asked the Homeowner to sign a Crime Free Lease Addendum along with the completion of the tenant form to be kept on file. The Homeowner confirmed the window has been replaced and the broken blinds have been removed.
- Lot 147 – Visible Trash Can
A representative from another lot was present to request fine reconsideration for a visible trash can. Management confirmed the Homeowner was provided with pictures taken during the inspection. The representative stated the visible can did not belong to this address. The Board will discuss in Executive Session.

Follow-Ups

- Lot 141 – Solar installed without prior approval – Fine issued. Homeowner needs to paint the junction boxes and conduit lines October 2, 2018. The ACC is currently reviewing the submittal.
- Lot 71 – Visible Trash Can – The Homeowner submitted a response to the Board for a Final Non-Compliance Notice issued for a visible trash can. The Board determined that if the trash can was seen again, to reissue a Final Non Compliance Notice rather than issue a fine.

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- Lot 78 – Ratify Fine Removal for 1 Tree by AIL

A motion to ratify the AIL approval to remove the fines for lot 78 was made, seconded, and passed with a unanimous vote.

Approval of Minutes

A motion to approve the July 26, 2018 minutes as amended was made, seconded and passed with a unanimous vote.

A motion to adopt the July 3, 2018 and the August 7, 2018 ACC minutes as presented was made, seconded and passed with a unanimous vote.

Financial Report

- The July 2018 and August 2018 financials were provided to the Board for review.
- As of August 31, 2018 Operating funds total \$55,984.82.
- The total amount for all Reserve funds total \$54,226.54.
- Delinquencies were discussed.
- Based on the current figures, no assessment increase is required for 2019.

A motion to transfer \$5,000 from the Operating account to the Reserve Account was made, seconded, and passed with a unanimous vote.

The July 2018 and August 2018 financials were accepted as presented.

Officer, Committee and Management Reports

Officers Report

- No report was given

ACC

- Minutes were provided.

Landscape

- 7 sprinklers were recently replaced at the park. A 2 inch pipe needed repaired due to tree root damage.

Website

- The web-site continues to be updated monthly.

Associa

- A management report was provided to the Board which documented all management activities since the previous meeting.
- There were no questions or corrections.

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Old Business

Trash Contract from Waste Management

- The Board was provided with an updated contract from Waste Management.
- The proposal is for 1x/week trash and recycle service charged at \$11.89 per home.
- Once a year bulk trash is included.
- A price of increase of 3% will be expected for years 2-5 of the contracts.

A motion to approve the proposal from Waste Management was made, seconded, and passed with a unanimous vote.

County Transportation : Street Sealing, Stop Sign, Speeding

- The county is in the process of repairing the streets throughout the association.
- Seal Coating will be completed once all the chip seal is finished.
- A stop sign at the intersection of Camino Ivanna and Calle Lucinda was removed several years ago. The county has determined this intersection is not a through street and will not replace the sign. The Board discussed the need for replacement.
- Neighborhood Watch is currently reviewing the interest for a Traffic Calming Program. A survey which allows Homeowners the opportunity to express interest in the program will be delivered to each home. The programs includes several options to reduce vehicle speeding.

New Business

Annual Meeting/Board Election

- a. Candidate Applications – Due September 27, 2018
 - Board applications were received by Rich Baumann and Amelia Cruz.
- b. Annual Meeting Notice Mailing– Deadline October 5, 2018

Next Meeting – Thursday October 25, 2018 – Annual Meeting

With no further business to discuss, a motion to close the meeting at 8:08 was made, seconded and passed with a unanimous vote.

Respectfully submitted by

Heather Donlan, CMCA, AMS

For Casas Adobes Terrace HOA