

Casas Adobes Terrace Homeowners Association
Board of Directors Meeting Minutes
Christ the King Church – Library – 2800 W Ina Road
September 29, 2016
As approved on December 8, 2016

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

Absent: Wilbur Beemer

Homeowner Present: 2 Homeowners Present

Call to Order/Adoption of Agenda

- The meeting was called to order at 6:26 p.m.

CC&R Compliance

Hearing

- The homeowner of lot 106 was asked to attend the Board meeting to discuss excessive street parking. The Board has met with the homeowner in 2015 to discuss concerns as well and an acceptable agreement was reached. The homeowner stated that residents and guests are not parking in all available parking spaces. The Board notified the homeowner that the driveway can be widened if necessary.

Homeowner Forum

- The homeowner of lot 28 was present to discuss concerns with a recent letter stating the solar conduit lines along the roof have not been painted to match the . The Board read aloud section 16 in reference to painting in the Architectural and Landscaping Standards. The homeowner agreed to paint the conduit lines a color that closely matched the color of the roof tiles. The Board granted an additional 30 days to have this completed. If the painting is completed in that time frame all related fines will be waived.

A motion to grant the homeowner of lot 28 an additional 30 days to paint all the conduit lines along the roof line was made, seconded, and passed with an unanimous vote.

Follow-Up

- Lot 028 – Paint Solar Conduits on Roof – Homeowner present
- Lot 029 – Paint Patio Cover and Flashing – Painted and Closed
- 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 – Attended last meeting, Continue to Monitor
- Lot 119 – Reoccurring Weeds, Trash Can Visible – Continue Fines
- Lot 175 – Green Light Front of House – Continuing Fines

Correspondence/Telephone

- Lot 70 – Request to Reconsider Fines – Waive
- Lot 37 – Request to Reconsider Fines – A reply will be drafted to the homeowner. If no additional violation are noted in the next 6 month, Homeowner may make the request again.
- Lot 80 – Request to Reconsider Fines – A reply will be drafted to the homeowner. If no additional violation are noted in the next 6 months, Homeowner may make the request again.
- Lot 76 – Communication regarding holiday trash can reminder - A reply will be drafted to the homeowner. The Board will consider providing all residents with a copy of the 2017 holiday schedule provided by Waste Management.

Approval of Minutes

A motion to approve the July 28, 2016 meeting minutes as amended was made, seconded and passed with a unanimous vote.

A motion to adopt the May 12, 2016 and the August 2, 2016 ACC minutes as presented was made, seconded and passed with an unanimous vote.

Financial Report

- The July 2016 and August 2016 financials were provided for review.
- Delinquencies were discussed.
Management was directed to waive all current balances that were less than \$10.00
- It was recently discovered that 1 of the 3 invoices from Metro Water was paid. These invoices showed they have all been paid in Strong Room. Management is in the process of researching this matter.
- The Board voiced concerns with the current bank statement. The August bank statement does not include the name of the vendor that was paid. All payment are made to Avid Pay, then payment are issued from Avid Pay to the vendor.
- The current Waste Management invoice contained a credit which has already been applied to the association. The Board will not pay the invoice until a new invoice has been received.

A motion to accept the July 2016 and the August 2016 was made, seconded, and passed with an unanimous vote.

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

Board Candidates

- The 2016 Board application deadline is September 29, 2016.
- 3 application have been received. All names will be added to the ballot.

New Business

Annual Meeting

- The 2016 Annual Meeting will be held on October 27, 2016
- The Annual Meeting mailing is required to be postmarked by October 7, 2016.
- The mailing will not include the 2017 budget.
- Per a new Arizona Law, the mail in envelopes for the annual meeting are now required to be signed by the homeowner to be valid for voting for candidates on the ballot.

2017 Budget

- The Board discussed the need to potentially increase the semi-annual assessment beginning in 2018.
- The 2017 will be prepared for approval at the Board meeting schedule on December 8, 2016.

2016 Funds Transfer to MM Account

- Previously the Board has transferred \$5,000 to the Reserve account.

A motion was made to transfer \$5,000 from the operating account to the reserve account, seconded, and passed with an unanimous vote.

Next Meeting

- October 27, 2016 – Annual Meeting

Once Around the Table

- No Discussion

Adjournment

With no further business to discuss a motion to adjourn the meeting at 8:26 p.m. was made, seconded and passed unanimously.