

# CASAS ADOBES TERRACE

## HOMEOWNERS ASSOCIATION

### **Board of Directors Meeting Agenda – Thursday, December 5, 2024 at 6:30pm Christ the King Church (Library, upstairs by Office), 2800 W Ina Road**

1. Call to Order and Adoption of Agenda
2. Homeowner Forum – as reasonable time allows (typically 3 to 5 minutes per Homeowner or on each side of an issue)
3. CC&R Compliance (by lot #)
  - a. Hearing(s)
    1. Lot 109 – request reconsideration of fine
    2. Lot 140 – request reconsideration of fine
  - b. Follow-up, etc. (Items can be brought forth at meeting – reference ride reports)
    - 1.
4. Correspondence / Telephone (by Lot #, may or may not relate to section 3 above)
  - a. Lot 2 – exterior modification & replacement trash can request
  - b. Lot 7 – vendor responded to homeowner's notice; ACC application rec'd
  - c. Lot 16 – inquired why fine was applied
  - d. Lot 21 – responded to notice for unauthorized improvement
  - e. Lot 34 – homeowner's daughter responded to notice; mother in hospital
  - f. Lot 37 – responded to notice received; requested extension to trim tree
  - g. Lot 38 – notice of new tree to be planted
  - h. Lot 49 – notice of ACC project completion
  - i. Lot 56 – responded to request to repaint bird stop
  - j. Lot 64 – responded to email about incomplete project
  - k. Lot 69 – responded to notices received
  - l. Lot 89 – recycle can replacement
  - m. Lot 90 – email response to notice received for parking
  - n. Lot 107 – ACC application submitted
  - o. Lot 110 – ACC project update provided
  - p. Lot 111 – inquired about fine waiver decision
  - q. Lot 112 – responded to notice received for street parking
  - r. Lot 121 – auto reply from management company for notice received
  - s. Lot 122 – responded to notice received
  - t. Lot 127 – tenant responded to notice received
  - u. Lot 132 – inquired about fine waiver decision
  - v. Lot 145 – responded to ACC follow-up request for additional info
  - w. Lot 147 – responded to parking notice rec'd; temporary guest
  - x. Lot 149 – responded to email about painting of bird stops
  - y. Lot 154 – responded to parking notice received
  - z. Lot 162 – son will address violation on 12/9 when he's in town
  - aa. Lot 166 – asked for date of neighborhood/community yard sale
  - bb. Lot 169 – budget questions
  - cc. Lot 172 – request for fillable ACC application; ACC application rec'd
  - dd. Lot 178 – grace period request to remove tree stump/replace tree
5. Meeting Minutes
  - a. Review and Approve 9.26.24 Board Meeting Minutes
  - b. Adoption of 9.3.24 and 10.1.24 ACC approved minutes
6. Financials
  - a. Review September 2024 and October 2024 Financials
  - b. Delinquencies / Collections
7. Officer, Committee, and Management Reports
  - a. Officer(s) / Board member(s) report(s) / comment(s)
  - b. ACC – minutes serve as report
  - c. Landscape –

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- d. Website – [casasadobesterrace.com](http://casasadobesterrace.com) – needs to be redesigned and managed
- e. Associa – Community Manager's report
- 8. Old Business
  - a. CTA filing
  - b. HOA website
  - c. As brought forth
- 9. New Business (items can be brought forth at meeting, pending approval)
  - a.
  - b. As brought forth
- 10. Next Scheduled Board Meeting(s)
  - a. Thursday, January 23, 2025 - 6:30pm, Christ the King Church library
- 11. Once Around the Table
- 12. Adjournment
- 13. Closed Session - if necessary