

Casas Adobes Terrace HOA 10.25.18 Annual Meeting Minutes

(As approved at the 10.24.19 Annual Meeting)

The October 25, 2018 Annual Meeting of the Casas Adobes Terrace Homeowners Association (CATHOA) was held at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Rich Baumann and Amelia Cruz, Fonda Thompson excused absence. Association Manager Heather Donlan represented Associa Arizona.

Call Meeting to Order

The Meeting was called to order at 6:30 p.m. Quorum of 40 Homeowners was attained either in person or by absentee ballot.

Introductions

Each Board member, the manager, and all present homeowners were introduced.

Approval of October 26, 2017 Annual Meeting Minutes

A motion to approve the 2017 Annual Meeting minutes as written, was made, seconded and passed unanimously.

Community Updates

➤ President's Reports – Rich Baumann

The Board has been diligent in managing the operations of the association and Homeowners continue to be happy. A new contract has been signed with Waste Management which offers a cost of less than \$12.00 per home per month for trash and recycle collection. The Board would like to see an increase in Homeowner involvement.

➤ Financial Report – Amelia Cruz

The Board has been successful monitoring expenses for the association. Assessments have remained unchanged for the last 10 years. \$5,000 has recently been transferred from the Operating account to the Reserve account.

➤ Architectural Control Committee Report – Mike Yougeley presented on behalf of Chair Wilbur Beemer

The ACC approved application for roof repair, exterior painting, solar installation, front yard projects, and window replacements. Homeowners are reminded to receive approval for modifications prior to beginning the work. There are currently 3 members on the ACC. The committee meets monthly, on the 1st Tuesday of each month to review all submittals.

➤ Landscaping Report – Rich Baumann

Complete Landscaping has been selected for landscape maintenance. The contract includes a mowing crew and a maintenance crew responsible for tree trimming and maintenance for a cost of \$675 per month. The regular maintenance includes the park area, both entrance monuments, 3 wash areas, and a 10-foot section of common area behind the homes on Shannon from Avenida Adella to Calle Lucinda. The Landscape Committee regularly monitors the water usage. Complete is offering a bulk rate to Homeowners for tree trimming and tree removal.

➤ Website Report – Rich Baumann

The web site continues to be updated monthly. Homeowners are encouraged to visit the web-site regularly to find important announcements, upcoming Board and ACC meetings, and the yearly Waste Management holiday schedule.

➤ Community Involvement Report / Neighborhood Watch- Martha Lee (Area Leader)

The Fall yard sale will be held on November 10th. A Citrus Walk is scheduled for the 1st Saturday of February. A Potluck in the park is scheduled for March 9th. The Neighborhood Watch has been addressing concerns of speeding, through the Pima County Traffic Management Program. Homeowners have been provided with a survey that showed a very low percentage of Homeowners who wish to continue the program. Several thefts of items left in vehicles have been reported. Neighborhood Watch will continue to encourage Homeowners to get to know their neighbors.

Homeowner Questions and Comments

➤ A Homeowner present stated a Final Notice of Non-Compliance was received for having the trash can visible on Labor Day. The Board has provided several notifications of Waste Management holiday trash schedule. If there is a special circumstance, Homeowners need to follow-up with Associa Arizona.

➤ A Homeowner present voiced concerns with a neighbor who continues to have loud parties into late night hours. A member complaint can be filed which will begin the violation process. Contacting the police will have an immediate result.

Election Results

Rich Baumann and Amelia Cruz were re-elected to 2 year terms, expiring in 2020. One vacancy with a term expiring in 2020 remains due to a lack of a candidate. Fonda Thompson's and a vacant term will expire in 2019.

2019 Nomination Committee

This item was tabled for the next meeting.

Adjournment

A motion to adjourn the meeting at 7:50 p.m. was made, seconded and passed with a unanimous vote.

Submitted by: Heather Donlan CMCA, AMS; Community Manager, Associa Arizona; Managing Agent for Casas Adobes Terrace HOA