

Casas Adobes Terrace Homeowners Association
Annual Meeting Minutes
October 26, 2023

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 26, 2023 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Howard Buehler, and Amelia Cruz. Representing Associa Arizona was Community Manager, Corena Selwitschka

Call Meeting to Order

The Annual Meeting of Casas Adobes Terrace was called to order at 6:35 p.m. Quorum was attained with 34 Homeowners represented in person or by absentee ballot.

Introductions

Board members introduced themselves to Homeowners present. All Homeowners present introduced themselves; Lot 20, Lot 48, Lot 49, Lot 102, Lot 124, Lot 151, Lot 159, Lot 168, Lot 169, Lot 171. Corena Selwitschka was introduced as the Community Manager.

Presentation by District One Supervisor Rex Scott

Mr. Scott provided information about District One, background history about himself and the District and informed homeowners what it is the county does and what it is responsible for. If homeowners have a concern or need to file a complaint, they can contact the District by phone at (520) 724-2738 or via email at district1@pima.gov

Community Updates

President's Reports – Amelia Cruz

Provided overview of how first year without former Board President, Richard Baumann, is proceeding. The current Board is working on putting their own stamp on the community workings. President Amelia informed homeowners that is the Board's duty to follow the CC&Rs and as such, they treat everyone fairly in accordance with the governing documents. The Board can relate as a homeowner, but as member of the Board, the directors must adhere to the CC&Rs. Homeowners were reminded to contact Associa with any issues.

Treasurer's Report – Howard Buehler

All outstanding invoices have been addressed, but it will effect the end-of-year costs. With the departure of Richard Baumann, there has been an increase in costs for services that Mr. Baumann would undertake himself, but this was anticipated. The 2024 budget is close to being finalized. The Board signed a 5-year renewal contract with Waste Management.

Architectural Control Committee Report – Amelia Cruz

There has been an increase in roofing and solar projects this year. Homeowners were reminded that they need to submit an ACC request prior to work being conducted. Rand Mellor has been appointed to the Committee and joins current members Howard Buehler, and Mark Hamilton; Joe Fernandez acts as an alternate.

Landscaping Report – Howard Buehler

Homeowners have expressed an appreciation of the park's appearance. This has been the hottest summer and water was utilized more than normal and as such, the cost of water has been more than in previous years.

Website & TownSq – Howard Buehler

Town Sq is available to all Homeowners and has useful tools that can be utilized. Currently there are 40 homeowners that are not signed up for TownSq. The Association's website is currently being maintained by Martha Lee. The Board is looking for someone to build and maintain a new, upgraded version of the Association's website.

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

Martha Lee informed homeowners what the Neighborhood Watch is and their purpose. There were three social events this year; all with the purpose for neighbors to get to know one another. There is an upcoming yard sale that will take place a week from Saturday. A holiday potluck is planned for December 15, 2023 from 3pm-5pm. There will be an early Earth Day event held sometime in February.

Homeowner Questions and Comments

- Concern for 2024 budget as there will be a noted deficiency at the end of the year; is there enough in Reserves to cover the cost? **Yes, but the Board doesn't want to make a habit of relying on the Reserves to cover costs.**
- Why was the reconciliation of receivables as issue (outstanding Associa invoices)? **The Association has a unique Exhibit A that differs from the other Associa-managed communities; this was not entered in the system and it resulted in numerous invoices that had to be manually changed and credited before they could be approved. There will be a line item that will define the outstanding amount for the prior years' expense.**
- Do the landscapers check on the entranceways? **There is not a lot of focus on the entryways during the summer months, but will have more time to attend to these areas during the fall/winter months.**
- Concern about overgrown area in detention basin and SE corner of community
- Homeowner suggested converting portion of park into a desert-scape.
- Homeowners were reminded to contact Associa with any landscaping issues/concerns
- Homeowners informed Board they are doing a great job.

Election Results

Management reported that 34 ballots were received with 28 of received votes being signed (valid). Howard Buehler and Fonda Thompson were elected to the Board for a 2-year term. The 2022 Annual meeting minutes were approved by a majority vote.

Announce 2024 Nomination Committee

Amelia Cruz was announced as chairman of the committee. Committee will also consist newly elected board member, Fonda Thompson.

Adjournment

A motion to adjourn the meeting at 7:57 p.m. was made, seconded and passed with a unanimous vote.

Submitted by: Corena Selwitschka, Community Manager
For Casas Adobes Terrace