

Casas Adobes Terrace Homeowners Association
Annual Meeting Minutes
October 27, 2022

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 27, 2022 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Rich Bauman, 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 6:33 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 104, Lot 151, and Lot 124. Corena Selwitschka was introduced as the Community Manager.

Community Updates

President's Reports – Rich Bauman

The neighborhood is in good shape financially. A brief history of his service on the Board was provided. Homeowner communication was encouraged.

Financial Report – Amelia Cruz

The Association faces some additional operational costs with Rich Baumann's departure from the Board, but the semiannual assessment of \$201.00 will remain the same for 2023. There may be an increase in assessments next year depending on how the finances are. There are several contracts that are due to expire this year that will need to be renegotiated or bids obtained for. Rich Baumann will continue to maintain the Association's website for now.

Architectural Control Committee Report

There are currently three members: Rich Bauman, Joe Fernandez, and Mark Hamilton; Amelia Cruz acts as an alternate. The members currently meet once per month to review requests submitted by Homeowners. Casas Adobes Terrace is one of the few HOAs that actually have a committee. A history of the ACC Guidelines was provided.

Landscaping Report – Rich Baumann

Peggy Ober will oversee landscaping going forward – she will be the point of contact for the contractor and irrigation. A brief history of the landscaping company was provided. Homeowner asked if management company can address landscaping issues. Yes, but management can't always accommodate time-wise and not trained what to look for. The landscapers are not permitted to touch the timers due to past water expenses. Rich would work with the landscaping company, but Rich maintained the timers. Rich recommends using a company that specializes in irrigation to maintain the timers.

Website & TownSq – Rich Baumann

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 has community updates, governing documents, and homeowners can even make their assessment payments.

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

Had 3 social events – purpose for events is for neighbors to get to know one another. Provided an overview of upcoming events.

Homeowner Questions and Comments

Homeowner asked if management company can address landscaping issues. Yes, but management can't always accommodate time-wise and not trained what to look for.

Shotgun blasts have been reported every weekend and transactions seen in the business parking lot behind the Association at 3am.

Lot 120 had patio string lights that are no longer there – why? The lights were considered decorative lighting and did not follow dark-sky ordinance.

Is there a limit on rentals in the Association? The rental policy is posted on the Association's website; no limit on amount of rentals in the community.

Election Results

Management reported that 34 ballots were received with 20 of received votes being signed. Amelia Cruz and Peggy Ober were elected to the Board for a 2-year term. The 2021 Annual meeting minutes were approved by a majority vote.

Announce 2023 Nomination Committee

Amelia Cruz was announced as chairman of the committee. Committee will also consist of the other members of the Board and homeowner, Coleen Fernandez.

Miscellaneous

Martha Lee volunteered to help with the Association's website after November 15th.

Board President given gifts of appreciation and service by the members of the Board.

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