

Casas Adobes Terrace HOA – October 28, 2021 Annual Meeting Minutes

(As approved at the October 27, 2022 Annual Meeting)

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 28, 2021 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Rich Baumann and Howard Buehler, Amelia Cruz was excused absence. Community Director Heather Donlan represented Associa Arizona.

Call Meeting to Order

The Annual Meeting of Casas Adobes Terrace was called to order at 6:30 p.m. Quorum was attained with 33 Homeowners represented in person or by absentee ballot.

Introductions

Board members were introduced to Homeowners present. All Homeowners present introduced themselves. Heather Donlan was introduced as the Community Director.

Community Updates

President's Reports – Rich Baumann

Everything in the association is running like clockwork. Current members of the Board are in the process of passing along historical knowledge to new Homeowners.

Financial Report – Rich Baumann for Amelia Cruz

The semiannual assessment will increase from \$191.84 to \$201.00 on January 1, 2022. This is the first increase in 12 years. An increase is expected from Complete Landscape for the regular landscape maintenance. A detailed financial analysis was included in the Annual Meeting Packet. The basin clean-up scheduled for 2021 will be completed in 2022. The Board was unable to secure a contract for this work.

Architectural Control Committee (ACC) Report

There are currently three members: Rich Baumann, Joe Fernandez, and Mark Hamilton. Amelia Cruz serves as an alternate. The members currently meet once per month to review requests submitted by Homeowners. There are currently 38 homes in the association that have installed solar panels on the roof. The ACC has worked hard to ensure the placement of the panels is located in the least visible area to keep the panel aesthetically pleasing.

Landscaping Report – Rich Baumann

Complete Landscaping continues to maintain the landscaping in the common areas. The current crew has remained the same for the past 2 years and is doing a very good job.

Website / Town Sq Report – Rich Baumann

Town Sq is available to all Homeowners. Through Town Sq on-line payments can be made for an additional fee. Registered Homeowners will get important association announcements. The current web-site has recently undergone some changes which makes it very difficult and time consuming when updates are needed.

Community Involvement & Neighborhood Watch Reports – Board and Martha Lee (NW 1122 Area Leader)

Homeowners are welcome to attend and speak if they wish at all HOA meetings. The majority of the community social involvement is mainly handled through events planned by the Neighborhood Watch (a separate organization). After a hiatus due to Covid in 2020, the Yard Sale was held this October and the Citrus Walk and a Northwest Fire Demo will occur in early 2022.

Homeowner Questions and Comments

Q: A Homeowner asked if the drafted meeting minutes could be posted to the web-site prior to being approved. A: Since the web-site is public, the Board will continue to only post approved minutes. If a Homeowner would like a drafted copy prior to approval, reach out to Associa Arizona.

Q: A Homeowner voiced concerns with the upcoming community yard sale due to the fact a burglary occurred following the 2020 yard sale. A: In fact, it seems this is not a one-up occurrence, hence yard sales are limited to one private sale per year in addition to the Community sale. There is also a bulk pickup in April to help with de-cluttering.

Q: A Homeowner raised an issue about the Annual Meeting Date and only disclosing the Nominating Committee Chair not complying with the Bylaws. A: The dates comply with Arizona Statute which supersede the Bylaws and are on the 4th Thursday for consistency and Homeowner access. The Nominating Committee membership will be announced

Election / Voting Results

Howard Buehler was elected to a 2-year term, expiring in 2023. The 2020 Annual Meeting minutes were approved.

Adjournment

A motion to adjourn the meeting at 7:52 p.m. was made, seconded and passed with a unanimous vote.

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