

# Casas Adobes Terrace Homeowners Association

## Board of Directors Meeting Minutes

Christ the King Church – Upstairs – 2800 W Ina Road

July 27, 2023 – As approved on September 28, 2023

**Present:** Amelia Cruz and Howard Buehler. Also present was Community Manager Corena Selwitschka representing Associa Arizona.

**Absent:** All Present

**Homeowners:** Lot 124

### Call to Order/Adoption of Agenda

The meeting was called to order at 6:30 p.m.

### Homeowner Forum

- No comments from homeowner present

### CC&R Compliance (by Lot #)

#### a. Hearing(s)

##### 1. Lot 152 – solar panels

- No communication has been received from the homeowner regarding the status of the solar panels being relocated to follow the Association's design guidelines. Board discussed turning issue over to attorney. Board will contact Jason Smith, but Shupe is an option going forward.

#### b. Follow-up, etc.

##### 1.

### Approval of Meeting Minutes

#### a. Review and approve May 25, 2023 Board meeting minutes.

- The May 25, 2023 Board meeting minutes were provided to the Board for review and approval. ***A motion to approve the May 25, 2023 Board meeting minutes as amended by Howard Buehler, was made, seconded, and passed with a unanimous vote.***

#### b. Adoption of May 2, 2023 and June 6, 2023 ACC approved minutes

- A copy of the May 2, 2023 and June 6, 2023 approved ACC minutes were provided to the Board for review. ***A motion was made, seconded and unanimously approved to adopt the May 2, 2023 and June 6, 2023 ACC minutes as submitted.***

### Financials

#### a. Review May 2023 and June 2023 Financials

- The Board was provided with the May 2023 and June 2023 financials. ***A motion to approve the May 2023 and June 2023 financials as submitted was made, seconded, and passed with a unanimous vote.***
- Board requested financials be removed from the meeting packet going forward.

#### b. Delinquencies/Collections

### Officers, Committee, and Management Reports

#### Officers/Board Member Report

- There was no updated report given

#### ACC

- The meeting minutes from May and June were adopted.

#### Landscape

- Park Irrigation/Landscaping – Running extra sprinkler cycle at least 4 nights a week during hotter weather

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- Bees – There were bees reported in the vault on the south side of the park that were removed by AOC
- Volunteer Assistance – A voice message was left for the homeowner who had previously expressed interest in volunteering with the landscape maintenance; no response has been received.

### Website

- The Website continues to be updated regularly.
- Martha Lee is currently maintaining.
- Board will start shopping for vendor for set-up and maintenance of new website.

### Management Report

- The Board was provided with a current management report which documented the management activity since the last meeting. There were no questions.

### **Old Business**

- a. **Board Candidates** – Requests have been made, but no interest as of yet.
- b. **Supervisor Rex Scott Visit** – No updates needed at this time; will be providing a presentation at the annual meeting in October.

### **New Business**

- a. **Association Credit Card** – Board is interested in applying for an Association credit card to have on hand to pay certain automated bills, such as the website domain and maintenance.
- b. **Solar Installation** – Board proposed mailing a letter to all homeowners regarding the installation of solar panels as there has been an increase in submittals and a lot of issues with panels not being installed in accordance with the HOA's design guidelines.

**Next Board Meeting – Regular Board Meeting - Thursday, September 28, 2023 at 6:30 PM at Christ the King Church**

### **Once Around the Table**

- Board inquired as to what a “special community mailing” entails (as noted on Exhibit A).
- Manager to inquire as to why the HOA doesn't receive the metered rate for postage.

***With no further business to discuss, a motion to adjourn the meeting at 7:40 p.m was made, seconded, and passed with a unanimous vote.***

Respectfully submitted by Corena Selwitschka, Community Manager  
For Casas Adobes Terrace HOA