

Casas Adobes Terrace Homeowners Association

Board of Directors Meeting Minutes

Christ the King Church – Downstairs – 2800 W Ina Road

May 23, 2024 - approved

Present: Amelia Cruz, Fonda Thompson, and Howard Buehler. Also present was Director of Education and Client Success Heather Donlan representing Associa Arizona.

Absent: All Present

Homeowners: Lot 6, Lot 18, Lot 47, Lot 49, Lot 51, Lot 55, Lot 105, Lot 124, and Lot 166

Call to Order/Adoption of Agenda

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

Homeowner Forum

- * There were no questions from those present.

CC&R Compliance (by Lot #)

a. Hearing(s)

1. **Lot 18 – Present** - The Homeowner was present to request reconsideration for fines issued for unapproved roof repairs. The Board confirmed the Homeowner did submit for all modification and received ACC approval.

A motion was made by Amelia Cruz and seconded by Fonda Thompson to remove all fines issued. The motion was approved with a unanimous vote.

2. **Lot 105 – Present** – The Homeowner was present to request reconsideration of fines issued for unapproved roof repairs. The Board confirmed the Homeowner has submitted for all modifications and received ACC approval.

A motion was made by Amelia Cruz and seconded by Howard Buehler to remove all fines issues. The motion was approved with a unanimous vote.

3. **Lots 109, 140 and 159 were not present and no determination was made by the Board.**

b. Correspondence

- Since the date of the last meeting, management received correspondence from Lots 23, 28, 37, 38, 45, 49, 50, 55, 71, 78, 83, 110, 115, 116, 132, 132, 136, 140, 154, 159, 169, 172, 173, and 178. A brief description of each call/email from the noted lots was provided on the agenda for the Board's reference.

Approval of Meeting Minutes

a. Review and approve March 28, 2024 Board meeting minutes

- The March 28, 2024 Board meeting minutes were provided to the Board for review and approval.

A motion to approve the March 28, 2024 Board meeting minutes as submitted was made by Howard Buehler, seconded by Amelia Cruz and passed with a unanimous vote.

b. Adoption of March 5, 2024 and April 6, 2024 ACC approved minutes

- A copy of the March 5, 2024 and April 6, 2024 approved ACC minutes were provided to the Board for review.

A motion to adopt the noted ACC meeting minutes as submitted was made by Howard Buehler, seconded by Amelia Cruz and unanimously approved.

Financials

a. Review March 2024 and April 2024 Financials

- The Board was provided with the March 2024 and the April 2024 financials.
- Management was directed to provide a monthly/annual vendor report showing the current status of all invoices issued by Associa Arizona.

Casas Adobes Terrace Homeowners Association

Board of Directors Meeting Minutes

Christ the King Church – Downstairs – 2800 W Ina Road

May 23, 2024 - approved

- Management was requested to provide an update on the payment made to Christ the King Church for the use of the facility for the 2024 meetings.

A motion to approve the March 2024 and April 2024 financials as submitted was made by Howard Buehler, seconded by Amelia Cruz and passed with a unanimous vote.

A motion to remove all outstanding charges on accounts with a current amount of \$5.00 or less was made by Howard Buehler, seconded by Fonda Thompson and passed with a unanimous vote.

- b. **Delinquencies/Collections** – discussed in closed session, following the open meeting.

Officers, Committee, and Management Reports

Officers/Board Member Report

- No report provided.

ACC

- The meeting minutes from the March and April meetings were adopted.

Landscape

- The landscape crew has been approved to work extra hours to clean up the park.
- The summer irrigation cycle has been put into place.
- A large irrigation leak was discovered under the south bench at the park. Repairs have been made.

Website

- Martha Li continues to make the necessary updates to the website.
- The Board was presented with an article from the Arizona Daily Star which highlighted a company that may be able to assist in making updates to the current website.

Management Report

- The Board was provided with a current management report which documented the management activity since the last meeting.

Old Business

a. **Association Credit Card**

- The Board was provided with a potential Credit Card Policy.
- This item was tabled until the next meeting.

b. **Park Conversion to Desertscape**

- The Board remains concerned with the increased expense incurred to continue to water the grass at the park and is beginning to research the option to desertscape small sections of the park which currently have grass.
- Once a plan has been developed, it will be presented to the Board for consideration.
- This item was tabled for plan development.

New Business

a. **A.R.S. 33-1818**

- The Board was provided with a recent law that will require all association constructed before January 1, 2015, who regulate street parking on the public street, to receive approval from the membership to continue.

A motion to hold a vote of the membership to continue to regulate street parking on the public road was made by Howard Buehler and seconded by Fonda Thompson was approved with a unanimous vote.

Casas Adobes Terrace Homeowners Association

Board of Directors Meeting Minutes

Christ the King Church – Downstairs – 2800 W Ina Road

May 23, 2024 - approved

A motion to include the vote to continue to regulate street parking on the public road on the annual meeting ballot was made by Howard Buehler and seconded by Amelia Cruz was approved with a unanimous vote.

Next Board Meeting – Thursday, July 25, 2024 - 6:30 PM at Christ the King Church

Adjournment

- *With no further business to discuss, a motion to adjourn the regular meeting and adjourn to closed session at 8:09 p.m was made by Howard Buehler, seconded by Amelia Cruz, and passed with a unanimous vote.*