

Casas Adobes Terrace Homeowners Association

July 28, 2022 Board of Directors Meeting Minutes Christ the King Church – Upstairs – 2800 W Ina Road (As approved at the September 22, 2022 Board Meeting)

Present: Rich Baumann and Howard Buehler. Also present was Community Director Heather Donlan and Community Association Manager Corena Selwitschka representing Associa Arizona.

Absent: Amelia Cruz

Homeowners: Lot 124 and Lot 145

Call to Order/Adoption of Agenda

The meeting was called to order at 6:34 p.m.

Homeowner Forum

- A Homeowner voiced concerns regarding several occurrences of people at the park allowing their dogs to be unleashed. The Homeowner was unsure if these were members of the community or people from neighboring communities. The Board reported in a previous newsletter, Homeowners were provided with a reminder of the Pima County ordinance reminder to pick up after your pet as well as keeping pets leashed at all time if outside of the yard.

A motion to install a sign at the park stating the park is for private usage and pets must be leashed was made, seconded, and approved with a unanimous vote.

CC&R Compliance

- Lot 122 – Was offered a hearing to discuss compliance issue. The Homeowner did not attend.

Approval of Meeting Minutes

A motion to approve the May 26, 2022 Board meeting minutes as corrected was made, seconded and passed with a unanimous vote.

A motion to adopt the May 3, 2022 and June 7, 2022 ACC Approved meeting minutes was made, seconded, and passed with a unanimous vote.

Financials

- The Board was provided with the May 2022 and June 2022 financials.
- As of June 30, 2022, operating funds totaled \$64,835.52 and reserve funds totaled \$70,180.89 including investments.
- Management was directed to provide additional clarification on the January water expense.
- Delinquencies were discussed.

Officers, Committee, and Management Reports

Officers/Board member Report

- The updated Welcome Letter and Friendly Reminder became effective June 1, 2022. These documents have been posted to the website and will be provided to all new Homeowners.

ACC

- The ACC approved meeting minutes from May 3, 2022 and June 7, 2022 were adopted.

Landscape

- Emergency tree work was needed for a large tree branch that fell off a Mesquite tree at the park. Complete Landscaping was able to remove the large limb.

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- 5 proposals have been obtained to have tree trimming completed as well as removal of the Mesquite tree at the park.

A motion to accept the proposal presented by Complete Landscaping was made, seconded, and passed with a unanimous vote.

Website

- The website continues to be updated regularly.
- 45 Homeowners have not signed up for Town Sq. Martha Li volunteered to go door-to-door to encourage these Homeowners to register.

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

Civil Communications and Board /Committee Ethics Policies

- A legal opinion was provided of the proposed Policies.

A motion to accept the legal opinion by the attorney to not adopt the Civil Communications and Board/Committee Ethics Policy was made, seconded and passed with a unanimous vote.

New Business

Graffiti Attacks and Prevention

- Graffiti at the park has occurred on 2 separate occasions in the past 2 months.
- Pima County has confirmed they will remove graffiti only if visible from a public road.
- Homeowners located in the vicinity of the park, have been notified to be on the look-out for suspicious activity and report it to the police.
- A security patrol company has offered to provide additional safety proposals at a reduced rate.

Yard Sale Sign

- The next yard sale will be scheduled for late October or the 1st weekend in November.
- The Board has agreed to pay for new yard sale signs.

Next Board Meeting – Thursday September 22, 2022

With no further business to discuss, a motion to adjourn the meeting at 7:34 p.m was made, seconded, and passed with a unanimous vote.

Respectfully submitted by
Heather Donlan, CMCA, AMS
Community Director
For Casas Adobes Terrace HOA