

# Casas Adobes Terrace Homeowners Association

## Board of Directors Meeting Minutes

Christ the King Church – Upstairs – 2800 W Ina Road

May 26, 2022

As Approved on July 28, 2022

**Present:** Rich Baumann, Amelia Cruz and Howard Buehler. Also present was Community Director Heather Donlan representing Associa Arizona.

**Absent:** All Present

**Homeowners:** Boualem Bouhamouda and Brianna Roberts

### Call to Order/Adoption of Agenda

The meeting was called to order at 6:27 p.m.

### Homeowner Forum

- There was no Homeowner discussion.

### CC&R Compliance

- Lot 127 - The Homeowner and tenant were present to discuss parking in the street violations.

***A motion to waive all fines issued for parking in the street was made, seconded and was approved with a unanimous vote.***

- Lot 97 – The Homeowner was present and requested reconsideration for fine issued for unapproved/unfinished modifications. The Homeowner confirmed that all roof repairs have been completed and all required items have been painted. The Board confirmed the ACC previously inspected and issued final approval on the project.

***A motion to waive all but \$50 of the fines issued for the unapproved modification and required painting was made, seconded and was approved with a unanimous vote.***

### Approval of Meeting Minutes

***A motion to approve the March 24, 2022 Board meeting minutes as presented was made, seconded and passed with a unanimous vote.***

***A motion to adopt the March 1, 2022 and April 5, 2022 ACC approved meeting minutes was made, seconded, and passed with a unanimous vote.***

### Financials

- The Board was provided with the March 2022 and April 2022 financials.
- As of March 30, 2022, operating funds totaled \$54,205.67 and reserve funds totaled \$70,140.49 including investments.
- Management was requested to research the year-to-date amount accounted for water to ensure the total reflects the actual invoices received.
- Management was requested to post the January, February, March and April 2022 financials to Town Sq.
- Delinquencies were discussed.
- 2 pending foreclosures have been resolved.

### Officers, Committee, and Management Reports

# Casas Adobes Terrace Homeowners Association

## Board of Directors Meeting Minutes

Christ the King Church – Upstairs – 2800 W Ina Road

May 26, 2022

As Approved on July 28, 2022

### Officers/Board member Report

- There was no updated report given

### ACC

- The meeting minutes from March 1, 2022 and April 5, 2022 were adopted.

### Landscape

- The grass at the park has recently been dethatched and fertilized. These services are included in the monthly contract.

### Web-site

- The web-site continues to be updated regularly.
- 45 Homeowners have not signed up for Town Sq. 2 flyers have been sent out reminding those 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.
- Management confirmed the transfer fee for the home sale in 2021 has been issued.

### **Old Business**

- There was no old business to discuss.

### **New Business**

#### Updated Welcome Letter & Friendly Reminder

- The current version of the Welcome Letter and Friendly Reminder is the 2015 version.
- Updates have been made and posted to the web-site effective June 1<sup>st</sup>.

#### Initial Draft of potential Civil Communication

- Howard Buehler presented the Board with a Civil Communication policy.
- This item was tabled pending review from the attorney.

#### Falcon Claws Security Patrol

***A motion was to not accept the proposal from Falcon Claws for security services was made, seconded and passed with a unanimous vote.***

#### **Next Board Meeting – Thursday July 28, 2022**

***With no further business to discuss, a motion to adjourn the meeting at 8:10 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

# **Casas Adobes Terrace Homeowners Association**

**Board of Directors Meeting Minutes**

**Christ the King Church – Upstairs – 2800 W Ina Road**

**May 26, 2022**

**As Approved on July 28, 2022**