

Casas Adobes Terrace Homeowners Association

Board of Directors Meeting Minutes

Christ the King Church – Upstairs – 2800 W Ina Road May 27, 2021

As approved on July 22, 2021

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

Absent: All Present

Homeowners: Lot 49, Lot 06, Lot 124, and 173.

Call to Order/Adoption of Agenda

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

Homewoner Forum

- The Homeowner of lot 49 requested follow-up with previous request. The Homeowner requested modification be made to the July 2020 approved meeting minutes. Management was requested to make the revision to the minutes. The Board confirmed there was a clerical error in the previous Final Non Compliance issued, and no further notifications have been issued for a visible trash can. The Board confirmed the Nominating Committee Chair was Amelia Cruz which was voted on at the 2020 Organizational meeting following the annual meeting.
- The Homeowner from lot 173 was interested in volunteering for the ACC. There are currently 3 members and 1 alternative member. Any Homeowner interested in serving on the ACC is encouraged to attend a meeting prior to any Board appointment. Arizona state statute requires a Board member chair the ACC.

CC&R Compliance

- There were no outstanding compliance items that needed to be addressed.

Approval of Meeting Minutes

A motion to approve the March 25, 2021 meeting minutes as amended was made, seconded and passed with a unanimous vote.

A motion to approve the October 21, 2020 Organizational meeting minutes as presented was made, seconded, and passed with a unanimous vote.

A motion to adopt the March 2, 2021 and the April 6, 2021 ACC approved meeting minutes was made, seconded, and passed with a unanimous vote.

Financials

- The Board was provided with the March 2021 and April 2021 financials.
- As of April 30, 2021 operating funds totaled \$49,307.36 and reserve funds totaled \$69,775.98 including investements.
- A copy of the financials will be posted to Town Sq.

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A motion to approve the March 2021 and April 2021 financials as presented was made, seconded, and passed with a unanimous vote.

A motion to ratify the ALL foreclosure decision was made, seconded, and passed with a unanimous vote.

Officers, Committee, and Management Reports

Officers/Board member Report

- There were no Officers/Board members reports discussed.

ACC

- The meeting minutes from March 2, 2021 and April 6, 2021 were adopted.
- Several Board members attended a virtual Board training presented by Associa Arizona to announce a new ACC tracking feature available in Town Sq.

Landscape

- The current contract with Complete Landscaping will expire at the end of the year.

Website

- The support for the current web-site ended March 31, 2021. Time consuming manual updates are still available.

Management Report

- The Board was provided with a current management report that documented all current management activity.
- Management was asked to verify that all certified letter charges have been back-billed to the Homeowner.
- The 2020 transfer fees will hit the financials in May.

Old Business

Potential New Website

- A new website is available for \$850 which includes complete administrative support for an additional \$30 per month.
- This item was tabled for further discussion.

Trails Security Cameras

- Members of the Neighborhood Watch continue to investigate the option of installing trail security cameras.
- A volunteer is available to maintain the cameras and change the batteries.
- Several members have been monitoring the reported thefts in the association through the month of May.
- The responsibility of the camera still remains the biggest concern.

A motion to table this item until there is an increase of thefts in the association or a bigger need was made, seconded, and passed with a unanimous vote.

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New Business

Potential Newsletter

- No newsletter will be accompanying the July semi-annual statement.
- Information will be added to the statement to inform Homeowners that Board positions will be available and provide options to run for the upcoming vacancies.

Next Meeting – Thursday May 27, 2021

With no further business to discuss, a motion to adjourn the meeting at 8:14 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