

**Casas Adobes Terrace Homeowners Association**  
**Board of Directors Meeting Minutes Christ the King Church – Upstairs – 2800 W Ina Road**  
**September 22, 2022 (page 1 of 2)**  
**As approved on December 8, 2022**

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

**Absent:** All Present

**Homeowners:** Lot 6, Lot 122, Lot 124, Lot 151

**Call to Order/Adoption of Agenda**

The meeting was called to order at 6:31 p.m.

**Hearing – Lot 122**

The homeowner was in attendance for the hearing regarding his assessments and fines he received for tree suckers and weeds. The Board decided to stay with the judgment as rendered.

**Homeowner Forum**

A homeowner asked if a neighbor could organize a commercial event in the park and was informed by the Board that, due to liability issues, commercial enterprises/outside vendors cannot host events at the park, which is private HOA property.

**Approval of Meeting Minutes**

- ***A motion to approve the July 28, 2022 Board meeting minutes as amended was made, seconded, and passed with a unanimous vote.***
- ***A motion to adopt the July 5, 2022 and August 2, 2022 ACC approved meeting minutes was made, seconded, and passed with a unanimous vote.***

**Financials**

- The Board was provided with the July 2022 and August 2022 financials.
- As of August 31, 2022, operating funds totaled \$68,974.12 and reserve funds totaled \$70,222.02 including investments.
- Water will be \$1,000.00 over budget at end of year due to December 2021 invoice issue.
- Management was requested to maintain a rolling 3 months of financials on Town Sq.
- Delinquencies discussed

***A motion to approve the July 2022 and August 2022 financials as submitted was made, seconded, and passed with a unanimous vote.***

**Officers, Committee, and Management Reports**

Officers/Board member Report

- There was no updated report given

**ACC**

- The meeting minutes from July 28, 2022 and August 2, 2022 were adopted.

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Landscape

➤Complete Landscaping salvaged large Mesquite tree in park by removing large, dangerous portion and balancing the rest by pruning the remainder of the tree as necessary; trimmed, thinned, elevated, and pruned large Palo Verde located on far eastside of property.

Website

➤The Website 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.  
➤Website maintenance was discussed – Rich Baumann offered to maintain the current website for a reasonable time until a replacement might be found; or, should a new website be created with updated software? A similar website can be purchased for \$800 then a \$30/month fee.

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**

➤There was no old business to discuss.

**New Business**

**Board Candidate Application Deadline**

➤Deadline to submit candidate application was the date of the posted agenda  
➤Two applications were received: Amelia Cruz and Peggy Ober.  
➤Rich Baumann announced that he would not be running for reelection and would retire from the Board effective with the expiration of his term at the end of October's Annual Meeting.

***A motion was made by Nominating Committee Chair, Amelia Cruz, to accept the candidate applicants and to include them on the 2022 ballot, thus closing the nominations. Motion was seconded and passed with a unanimous vote.***

**Annual Meeting Packet, Dues Increase or Not**

➤Draft budget for 2023 was provided by Richard Baumann for the Board to review.  
➤Projected costs were discussed, including the increased fees the Association will incur once Richard retires, as he currently composes, compiles, and prints the semi-annual assessments for the Association as well as the annual packets; statements will be issued by Associa Arizona through Optimal if another member of the Board is not able to duplicate Richard's work and the community manager will compose and mail the annual packets.

***A motion to not increase the dues for 2023 was made, seconded, and passed with a unanimous vote.***

**Next Board Meeting – Annual Meeting on Thursday, October 27, 2022 at 6:30 PM, followed by Special Board of Directors Organizational Meeting to appoint officers.**

***With no further business to discuss, a motion to adjourn the meeting at 8:24 p.m was made, seconded, and passed with a unanimous vote.***

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