

Casas Adobes Terrace Homeowners Association

Board of Directors Meeting Minutes

Christ the King Church – Downstairs – 2800 W Ina Road

May 22, 2025 - draft

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

Absent: Fonda Thompson

Homeowners: Lot 49, Lot 69, Lot 124, Lot 131, Lot 165

Call to Order/Adoption of Agenda

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

Homeowner Forum

* No comments from the homeowners present

CC&R Compliance (by Lot #)

a. Hearing(s)

1. **Lot 131** – Homeowner was present and requested reconsideration of fine applied to account for unapproved roof replacement. ***A motion to waive the \$200.00 fine was made by Howard Buehler, seconded by Amelia Cruz and unanimously approved.***

b. Follow-Up, etc.

1. **Lot 145 & 146** – manager provided update regarding payment set up
2. **Lot 136** – discussed in closed session

Approval of Meeting Minutes

a. Review and approve March 27, 2025 Board meeting minutes

- The March 27, 2025 Board meeting minutes were provided to the Board for review and approval. ***A motion to approve the March 27, 2025 Board meeting minutes with noted corrections was made by Howard Buehler, seconded by Amelia Cruz and unanimously approved.***

b. Adoption of March 4, 2025 and April 1, 2025 ACC approved minutes

- A copy of the March 4, 2025 and April 1, 2025 approved ACC minutes were provided to the Board for review. ***A motion to adopt the noted ACC meeting minutes as submitted was made by Amelia Cruz, seconded by Howard Buehler and unanimously approved.***

Officers, Committee, and Management Reports

Officers/Board Member Report

- No report provided.

ACC

- The meeting minutes from the January and February meetings were adopted.
- Committee continues to address applications received in a timely manner.

Landscape

- Howard to purchase soil to pack down area where poly line was removed. Noted tree suckers to be addressed.

Website

- Gratitude expressed to Martha Lee for maintaining the Association's website.
- Prepaid package purchased and MoonDog Web Design will officially be maintaining website going forward.

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Management Report

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

Old Business

- a. Credit Card – Topic tabled.
- b. Reinforcement of Drainage Easement – Proposals from The Contractor and Genuine Services LLC provided to Board for review for the reinforcement of the drainage easement. ***A motion to accept the bid from Genuine Services LLC in the amount of \$1,130.00 with a 20% increase cap was made by Howard Buehler, seconded by Amelia Cruz and unanimously approved.***
- c. CTA Update – There have been no updates. CTA is dead.

New Business

- a. CD Maturity AIL – Ratification of approved roll over of matured CD
- b. Landscape Contract AIL – Ratification of approved contract renewal with Complete Landscaping.
- c. Assessment Due Date Deadline – Receipt of assessment payments to be monitored to determine whether deadline for due dates needs to be modified. An amendment to the CC&Rs would be required and the collection policy would need to be updated. Topic tabled.
- d. Solicitors – Discussed increased solicitor activity in the community. While there are “no soliciting” signs posted on the entrances of the neighborhood, they are not enforceable because the streets are public. Homeowners can install “no trespassing/no soliciting” signs on Lots that are enforceable. No ACC application required for sign installation of this type.

Financials

- a. **Review March 2025 and April 2025 Financials**
 - The Board was provided with the March 2025 and April 2025 financials. ***A motion to accept the March 2025 and April 2025 financials as submitted was made by Howard Buehler, seconded by Amelia Cruz and unanimously passed.***
 - *Can only the collected fines be included on the report?*
 - *Don't want GL4810 (Compliance Fines) included under income*
- b. **Delinquencies/Collections** - discussed in closed session following the open meeting.

Management Follow Up Items

- ◆ Apply fine waiver for Lot 131
- ◆ Consult accounting department regarding noted requests made by the Board
- ◆ Have draft budget prepared for next meeting

Next Board Meeting – Thursday, July24, 2025 - 6:30 PM at Christ the King Church

Adjournment

- ***With no further business to discuss, a motion to adjourn the regular meeting to closed session at 7:26 p.m was made by Howard Buehler, seconded by Amelia Cruz and passed unanimously.***