

Casas Adobes Terrace Homeowners Association
Annual Meeting Minutes
October 24, 2024

The Annual Meeting of the Casas Adobes Terrace Homeowners Association was held on October 24, 2024 at 6:30 p.m. at Christ the King Episcopal Church, 2800 W Ina Road, Tucson, Arizona. Board members present were Howard Buehler, Amelia Cruz, and Fonda Thompson. Representing Associa Arizona was Community Manager, Corena Selwitschka

Call Meeting to Order

The Annual Meeting of Casas Adobes Terrace was called to order at 6:30 p.m. Quorum was attained with 46 Homeowners represented in person or by absentee ballot.

Introductions

Board members introduced themselves to Homeowners present. All Homeowners present introduced themselves; Lot 6, 16, 96, 124, 168, and 169. Corena Selwitschka was introduced as the Community Manager.

Community Updates

President's Reports – Amelia Cruz

Provided overview of the year's activities. Overall, it was a smooth year.

Treasurer's Report – Howard Buehler

Association has caught up on past year's outstanding expenses. The landscaping expense was higher than normal this year due to the storms. The Waste Management contract increased by only 1%. There will be a 5% increase in assessments for 2025.

Architectural Control Committee Report – Amelia Cruz

Homeowners were reminded that all exterior modifications require an ACC application, so please be sure to submit one prior to conducting any changes. If you're unsure if a project requires an application, please contact management.

Landscaping Report – Howard Buehler

The Association entryways still require attention. The irrigation system throughout the community requires a diagnostic and repair.

Website & TownSq – Howard Buehler

Town Sq is available to all Homeowners and has useful tools that can be utilized. The Association's website is still being maintained by Martha Lee. Further discussion to be addressed during open meeting to follow annual.

Community Involvement Report / Neighborhood Watch- Martha Lee (Area Leader)

Martha Lee provided homeowners an overview of the Neighborhood Watch's purpose and highlighted the events that were hosted this year. Despite a few reported incidents within the community, the HOA is still categorized as a safe neighborhood. Announced a Neighborhood Yard Sale/Food Drive is scheduled for November 9, 2024 from 7am-12pm.

Homeowner Questions and Comments

- How often is bulk-pick up conducted? **Once a year, usually the fourth Thursday in April.**
- Park looks great. Homeowner proposed the Board have a landscape committee to assist in park maintenance. **Board informed homeowner that a member of the Board would need to chair the committee, but not opposed to the idea. Asked the homeowner to gather volunteers and provide the objectives of the committee and present to the Board for consideration.**
- Homeowner expressed concern regarding worker that trimmed and removed the large tree in the park. **Landscape company is liable for any injuries sustained by the employee.**

Election Results

Management reported that 46 ballots were received with 36 of received votes being signed (valid). Amelia Cruz was elected to the Board for a 2-year term. The 2023 Annual meeting minutes were approved by a majority vote.

Parking Results

In compliance with ARS § 33-1818, the Association held a vote of the Membership to determine if the HOA can continue to regulate parking on the public streets within the community. Of the 36 signed ballots (valid) received, 32 Members voted in favor (approved) of the Casas Adobes Terrace Homeowners Association to continue to regulate the public streets within the community.

Announce 2025 Nomination Committee

Amelia Cruz was announced as chairman of the committee. Committee will also consist of other two board members, Howard Buehler and Fonda Thompson.

Adjournment

A motion to adjourn the meeting at 7:08p.m. was made, seconded and passed with a unanimous vote.