

Casas Adobes Terrace
Board of Directors Meeting
Date: Thursday, January 22nd, 2026
Time: 6:30PM
Where: Christ the King Church 2800 W. Ina Road
AGENDA

BOARD MEMBERS:

Amelia Cruz	President
Fonda Thompson	Vice President
Howard Buehler	Treasurer

COMMUNITY MANAGER: Kelly N. Community Manager & Nadine for Notes -HOAMS

QUORUM: (Two Directors required) quorum was met with (___) directors present

CALL TO ORDER: Meeting was called to order at _____ pm

GUEST/HOMEOWNERS:

APPROVAL/REVIEW OF THE MINUTES:

- Approval of December 4th, 2025, draft meeting minutes
 _____ motioned to approve the December 2025 minutes, _____ seconded and all approved

REPORTS:

A. President’s Report:

B. Treasurer’s Report

- Approval of the November 2025 Financials
- Approval of the December 2025 Financials

_____ motioned to approve the November - December 2025 financials, _____ seconded and all approved

Casas Adobes Terrace Homeowners Association

Balance Sheet w/ Code

Period Through 12/31/2025

Assets		
<u>Cash</u>		
10000	FCB Operating - 7371	9,774.72 ✓
10004	Operating-2286 (Prior Mgmt Co)	25,195.28
	<u>Total Cash</u>	<u>34,970.00</u>
<u>Reserve</u>		
10002	FDC Reserve - 7380	45,015.91 ✓
10003	FCB CD 1525 (4/18/26)	28,295.47
10005	Reserve-9772 (Prior Mgmt Co)	4,771.93
	<u>Total Reserve</u>	<u>78,083.31</u>

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Manager's Report

Updated addresses/phone numbers/tenant info/mailing addresses/emails reviewed minutes from prior Board Meetings; reviewed monthly Financials, Transfers and Welcome packages to new homeowners, answering homeowner questions by phone and email, corresponding with the Board.

➤ **HOAMS open items:**

- Keeping HOAMS portal updated
- Insurance renewal – in progress

REPORTS:

ARCHITECTURAL SUBMISSIONS/ APPROVAL OF MINUTES: (attached)

- 2 December ACC Meeting Minutes

_____ motioned to approve the December 2025 ACC minutes, ___ seconded and all approved

LANDSCAPING:

- Contract Renewal

ONGOING BUSINESS:

- None

NEW BUSINESS:

Hearings may be held in executive session if requested

- Insurance Renewal
- 2025 Tax preparer- Larry Recker or new CPA
- Lot 28 Roof Hearing
- Lot 52 Tree/Shrubs Hearing

HOMEOWNER INPUT/OPEN FORUM: (Open forum is for homeowners to voice concerns or questions to the Board for action. Time limits are imposed. Homeowners are asked to sign in for documentation in the minutes and to identify themselves before speaking)

NEXT MEETING: Thursday, March 26th, 2026, at 6:30pm.

ADJOURNMENT: Meeting adjourned at _____ pm and moved to executive session.