

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

BOARD MEMBERS:

Amelia Cruz	President	Present
Fonda Thompson	Vice President	Present
Howard Buehler	Treasurer	Present

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

QUORUM: (Two Directors required) quorum was met with 3 directors present

CALL TO ORDER: Meeting was called to order at 6:28pm

GUEST/HOMEOWNERS: Barbara Bourne, Patti Adkins, Carole Everhart, Delores Huff

APPROVAL/REVIEW OF THE MINUTES:

- Approval of December 4th, 2025, draft meeting minutes with correction
Howard motioned to approve December 2025 minutes, Fonda seconded and all approved
There was discussion regarding a fee waiver hearing from the previous meeting that was noted as needing more discussion from the board member. Board was uncertain as to why there was a wait, and all agreed that it should have been waived and to approve the minutes with correction.

REPORTS:

- A. President's Report:** There is nothing really to report at this time. It has been quiet.
 - B. Treasurer's Report:** Howard reviewed the 2025 bills using his stoplight system and noted that all bills are current except for Associa's June management fee. He requested that the December financials be tabled to allow more time to review HOAMS financial reporting. He also informed homeowners that Associa returned a check for a September invoice that had already been paid. The board has approved HOAMS to process certain recurring monthly payments, while one-time payments will still require board approval.
- Approval of the November 2025 Financials
 - Approval of the December 2025 Financials -Tabled
Howard motioned to approve the November 2025 financials, Amelia seconded and all approved

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Casas Adobes Terrace Homeowners Association

Balance Sheet w/ Code

Period Through 12/31/2025

Assets

Cash

10000	FCB Operating - 7371	9,774.72	✓
10004	Operating-2286 (Prior Mgmt Co)	25,195.28	

<u>Total Cash</u>		34,970.00	
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Reserve

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>		78,083.31	
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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
- Payment option email sent to homeowners before next statement

REPORTS:

ARCHITECTURAL SUBMISSIONS/ APPROVAL OF MINUTES: (attached)

- 2 December ACC Meeting Minutes
Howard motioned to approve the December 2025 ACC minutes, Amelia seconded and all approved

LANDSCAPING:

- Contract Renewal – There was initial discussion to reach out regarding a new contract. Though after reviewing the terms of the contract, it was decided to not reach out to request a new contract as the current contract was set to roll over automatically unless there was going to be a change. Board advised HOAMS to hold off and not request anything from the landscaping company. The board went over the recent work done by the Complete tree crew to clean up the retention basins in the community to better prepare for fire season and wild animals. They would like Complete to come out one additional time hopefully in April to do some additional basins clean up. They also discussed the possibility of a future maintenance program of the washes to be cleaned out yearly after the monsoons have ended.

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ONGOING BUSINESS:

- January Assessment Payment - the board asked if HOAMS had heard any feedback from the first assessment cycle. Howard did indicate he sent his payment to the Phoenix lockbox just before Christmas and that it cleared in about 5 days. There was a discussion about how many ways homeowners could make their payments and requested HOAMS send a letter to all homeowners in advance off next statement regarding how they can make their upcoming payments. There were a few residents who stated they did not receive an email or a physical statement. Board handed Nadine an envelope with email addresses of residents who have not received statements to verify we have their email. Board president Amelia asked what address the statements are e-mailed from as she did not receive a statement either.

NEW BUSINESS:

Hearings may be held in executive session if requested

- Insurance Renewal – Insurance renewal is in progress, HOAMS will send renewal information to board to approve renewing the policy. HOAMS did reach out to another insurance provider for a quote, but at this time they do not meet the criteria for a policy with State Farm. Howard indicated that they had trouble last year trying to make the payment and had to hunt down a local agent to accept the payment. HOAMS will reach out and verify how payment can be made.
- 2025 Tax preparer- Larry Recker or new CPA
- Lot 28 Roof Hearing – No homeowner in attendance
- Lot 52 Tree/Shrubs Hearing – No homeowner in attendance

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)

Lot 172- Firewise presentation. Homeowner presented her research on the Firewise program and ultimately found that it was not a good fit for the community as it required close to one hundred percent participation to be successful and that is not realistic. While the program is good and has the potential to save homeowners on insurance there were just too many variables for it.

Lot 16 - Recently I replaced my fire alarms, but they began beeping again almost right away. I decided to call the fire department and asked them to replace the alarms. The fire department will do that if seniors call and make that request. They showed up in the big red fire truck and replaced all the smoke detectors.

Lot 172 – Javelina have torn up my yard and irrigation on the other side of Placita Montessa and there needs to be a fence placed in the basin by lot 46 & 47. There was a discussion as many witnessed the javelina coming through the streets and between lots 23 & 24 often. It was stated that the javelina will not walk down the slope or over the rocks of the basin and prefer easier access points into the community. The board did advise homeowners that

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they have already contracted with a handyman to add reinforced fencing in several areas to deter the javelina, but someone is removing the fencing. They are going to look into options for plants that javelina do not like to eat as well as a spray that can be used on oak trees to prevent acorns which the javelina eat. Amelia did also indicate she has also recently sent the Sherriff's department back into the basin as someone is going back there on Friday and Saturday evening for shooting practice.

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

ADJOURNMENT: Meeting adjourned at 7:42pm and moved to executive session.