

**Casas Adobes Terrace**  
Board of Directors Meeting  
Date: Thursday, March 26th, 2026  
Time: 6:30PM  
Where: Christ the King Church 2800 W. Ina Road  
**MINUTES**

**BOARD MEMBERS:**

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

**COMMUNITY MANAGER:** Kelly N. Community Manager & Suzi C. Chief Financial & Operations Officer -HOAMS

**QUORUM:** (Two Directors required) quorum was met with 2 directors present

**CALL TO ORDER:** Meeting was called to order at 6:30pm

**GUEST/HOMEOWNERS:** Brian Castillo, Howard Jones, Christine Jones, Sabah Bouhamouda, Fares Hussein, Melanie Sheahan, Sean Sheahan, Joan Vermette, Kelli Burgess

**APPROVAL/REVIEW OF THE MINUTES:**

- Approval of January 22<sup>nd</sup>, 2026, draft meeting minutes  
Howard motioned to approve the January 2026 minutes, Amelia seconded and all approved

**REPORTS:**

- A. President's Report:** The president reported that there were no new developments requiring discussion at this time. Ongoing oversight of association operations and previously addressed items remains in progress.
- B. Treasurer's Report** The treasurer consulted with HOAMS regarding the approval of financial statements while budget revisions are forthcoming. HOAMS confirmed that such approval is permissible. The board subsequently approved the financials. The treasurer further noted that the current budget, approved under the prior management company, will be revised to ensure alignment with HOAMS accounting standards
- Approval of the December 2025 Financials
  - Approval of the January 2026 Financials
  - Approval of the February 2026 Financials

Howard motioned to approve the December 2025 - February 2026 financials, Amelia seconded and all approved

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Balance Sheet w/ Code

Sunday, March 15, 2026 17:45

Posted 02/28/2026

**Casas Adobes Terrace Homeowners Association**

		Operating	Reserves	Total
<b>Assets</b>				
<u>Cash</u>				
10000	FCB Operating - 7371	40,096.51		40,096.51
10004	Operating-2286 (Prior Mgmnt (	834.82		834.82
<u>Total Cash</u>		40,931.33		40,931.33
<u>Reserve</u>				
10002	FDC Reserve - 7380		49,799.71	49,799.71
10003	FCB CD 1525 (4/18/26)		28,295.47	28,295.47
<u>Total Reserve</u>			78,095.18	78,095.18

**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 – Done
- Bulk Pick Up Scheduled – Done
- Email to homeowners regarding Bulk pick up- in progress
- Email blast to homeowners in conjunction with billing regarding towing – in progress
- Contact towing companies for board to consider – in progress

**REPORTS:**

**ARCHITECTURAL SUBMISSIONS/ APPROVAL OF MINUTES:** (attached)

- 5 January ACC Meeting Minutes
- 3 February ACC Meeting Minutes

Amelia motioned to approve the January - February 2026 ACC minutes, Howard seconded and all approved

**LANDSCAPING:**

- No landscaping concerns at this time. Previously the board had wanted the landscaping crew to return one more time to continue their work clearing and cleaning the basin. However, given the temperatures have elevated so quickly to board has decided to hold off on any additional basin work until the temperatures cool down again.

**ONGOING BUSINESS:**

- 2025 Taxes Update- all tax documents have been turned over to Larry Recker and his staff. They have worked with the community for several years. The board did have some

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concerns due to issues with him last year. HOAMS did clarify there were severe extenuating circumstances last year and HOAMS has already spoken to their office and confirmed all taxes will be completed and returned to HOAMS to be submitted on time.

**NEW BUSINESS:**

**Hearings may be held in executive session if requested**

- WM- Bulk Pick-Up Date: The board has announced that the community has grown accustomed to Waste Management scheduling the bulk trash pick-up for their prescheduled trash day on the third week of the month. However, this year Waste Management has scheduled bulk trash pick up to take place on Saturday, April 11<sup>th</sup>. 2026. The board directed HOAMS to include the instructions on the homeowner's web portal and it will be posted on the community website as well. HOAMS will send a mass email with the instructions, and the board will place the signs they have created in the community for additional visibility and notification.
- Lot 130 Fee Waiver Hearing – late fee waived
- Lot 139 Fine Waiver Hearing – not present
- Lot 102 Fee Waiver Hearing – late fee waived
- Lot 140 Fine Waiver Hearing – not present
- Lot 121 Fine Waiver Hearing – not present
- Lot150 Fee Waiver Hearing – late fee waived
- Lot 28 Fee Waiver Hearing – fine waived homeowner unable to attend previously scheduled hearing. After a discussion regarding the roof tiles and previous regulations and current regulations, the board approved the fine waiver.
- Lot 87 Tree Debris Hearing – late fee waived; homeowners also discussed their concerns regarding the photographs and tree debris they were cited for. Homeowner brought compliance photos to show the board and discussed the violation. The board will further investigate and reach a decision. HOAMS will notify the homeowner of the board's decision.

The board opted to vote to remove late fees from the homeowners who have reached out regarding missing the notification to update their ACH withdrawals. There were no individual hearings for those with late fees.

**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 78- Upset about continuous construction. Recent additions to houses and road has created a speed bump in the community across from his house. There is constant noise from the construction and the homeowner working on his vehicles. There is a line in the CC&R's which indicates no automotive work is allowed in the street or driveway and this should be enforced. Neighboring homeowners should be allowed to sign off or refuse to sign for home improvements of their neighbors that block their view or cause too much noise. His projects have been going on for a year now and they need to stop. The board has explained that they must stay compliant with the CC&Rs of the community and there is nothing in place to require

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signature from neighbors for allowable home improvement projects. If the county approves the permit for the work, then they do not have the authority from the CC&Rs to stop the work. Neighbors felt a 5-car garage was excessive. The board explained it was not excessive due to family size and even indicated that if the home were for sale, they would consider buying it for the garage space as it was something they would value with their family size. Some homeowners are parking with neighbors or alternate locations as parking availability in the neighborhood is at a premium. Every family's needs are different. The board also reminded homeowners in attendance that all rules must be applied equally to all homeowners. So, if they were to push the no working on cards, then that meant small simple projects like a tire change would not be allowed to be done in the community either. Homeowners discussed noise ordinances and directed HOAMS to look into noise ordinances for the county and see if there was a way to submit a nuisance noise violation complaint.

**NEXT MEETING:** Thursday, May 28<sup>th</sup>, 2026, at 6:30pm.

**ADJOURNMENT:** Meeting adjourned at 7:59pm and moved to executive session.