

Casas Adobes Terrace
Board of Directors Meeting
Date: Thursday, July 23rd, 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 & Suzi C. Chief Financial & Operations Officer-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 May 28th, 2026, draft meeting minutes
_____ motioned to approve the May 2026 minutes, _____ seconded and all approved

REPORTS:

A. President's Report:

B. Treasurer's Report

- Approval of the May 2026 Financials
_____ motioned to approve the May 2026 financials, _____ seconded and all approved

Casas Adobes Terrace Homeowners Association

Balance Sheet w/ Code

Posted 05/31/2026

Assets

Cash

10000	FCB Operating - 7371	34,448.91 ✓
10004	Operating-2286 (Prior Mgmnt Co)	834.82

Total Cash

35,283.73

Reserve

10002	FDC Reserve - 7380	49,818.55 ✓
10003	FCB CD 1525 (4/18/26)	28,295.47

Total Reserve

78,114.02

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Manager's Report

Updated addresses/phone numbers/tenant info/mailling 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:**

- o Keeping HOAMS portal updated
- o Email to homeowners regarding Bulk pick up- Done
- o Towing companies for board to consider – in progress
- o Annual Packets – in progress

REPORTS:

ARCHITECTURAL SUBMISSIONS/ APPROVAL OF MINUTES: (attached)

- 5 May ACC Meeting Minutes
- 2 June ACC Meeting Minutes

_____ motioned to approve the May - June 2026 ACC minutes, ____ seconded and all approved

LANDSCAPING:

- None

ONGOING BUSINESS:

- Towing discussion only

NEW BUSINESS:

Hearings may be held in executive session if requested

- Lot 58 Fine Waiver Hearing
- Lot 91 Fine Waiver Hearing
- Lot 127 Fine Waiver Hearing
- 2027 Budget
- Assessment Cycle
- Discuss upcoming elections

2026 board nominations – Board is comprised of 3-5 members:

Annual: 10/22/2026

Nomination forms went out: 7/10/2026

Nomination forms to be returned by 9/1/2026

Annual packet to go out: 9/11/2026

Amelia Cruz	2024 – 2026
Fonda Thompson	2025 – 2027
Howard Buehler	2025 – 2027

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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)

ANNUAL MEETING: Thursday, October 22nd, 2026, at 6:30pm

NEXT REGULAR MEETING: Thursday, December 3rd, 2026, at 6:30pm.

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