

Casas Adobes Terrace
Board of Directors Meeting
Date: Thursday, September 24th, 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 July 23rd, 2026, draft meeting minutes
_____ motioned to approve the July 2026 minutes, ____ seconded and all approved

REPORTS:

A. President's Report:

B. Treasurer's Report

- Approval of the June 2026 Financials
- Approval of the July 2026 Financials

_____ motioned to approve the June 2026 – July 2026 financials, ____ seconded and all approved

Casas Adobes Terrace Homeowners Association

Balance Sheet w/ Code

Period Through 07/31/2026

Assets		
<u>Cash</u>		
10000	FCB Operating - 7371	47,940.96 ✓
10004	Operating-2286 (Prior Mgmt Co)	834.82
<u>Total Cash</u>		<u>48,775.78</u>
<u>Reserve</u>		
10002	FDC Reserve - 7380	49,831.04 ✓
10003	FCB CD 1525 (4/18/26)	28,295.47
<u>Total Reserve</u>		<u>78,126.51</u>

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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:**

- Keeping HOAMS portal updated
- 2023 Tax Compilation to board – Done
- Community Towing – Denied and Closed
- Annual Packets – Done

REPORTS:

ARCHITECTURAL SUBMISSIONS/ APPROVAL OF MINUTES: (attached)

- 7 July ACC Meeting Minutes
- 4 August ACC Meeting Minutes

_____ motioned to approve the July - August 2026 ACC minutes, ____ seconded and all approved

LANDSCAPING:

- None

ONGOING BUSINESS:

- None

NEW BUSINESS:

Hearings may be held in executive session if requested

- Lot 17 Fine Waiver Hearing
- Lot 121 Fine Waiver Hearing
- 2027 Budget
- Children at play signs
- Legislative Update
- Executive Meeting Law Changes Discussion
- Revision to ACC Standards
- 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 returned by 9/1/2026

Annual packet sent out: 9/16/2026

Amelia Cruz	2024 – 2026
Fonda Thompson	2025 – 2027

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Howard Buehler

2025 – 2027

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: 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.