Casas Adobes Terrace
Board of Directors Meeting
Date: Thursday, May 28th, 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 6:32pm

GUEST/HOMEOWNERS: Gary Anderson, Joan Vermette, Ruben Rivera, Carole, Everhart, Patti

Adkins, Ray Glos, William Cullum, Martha Lee, Lamar Trench, Connie Trench

APPROVAL/REVIEW OF THE MINUTES:

- Approval of March 26th, 2026, draft meeting minutes

Howard motioned to approve March 2026 minutes as corrected, Amelia seconded and all approved

REPORTS:

A. President's Report: This community does not run on fines and fees to the residents. While we do utilize fines it is more to get the attention of the homeowner. As long as the homeowner and the board are working together to fix any deficiencies you have a much greater chance of having those fines or fees waved.

B. Treasurer's Report – The treasurer has had an opportunity to look over the financials and for the most part everything looks good. The only question the board has regarding financials, is that while they see the payment to Larry Recker for the tax preparation in April, they did not see the actual taxes paid in their line item in April. They also do not see the budget line for Waste Management as being funded when Waste Management was funded in their budget. The board has asked HOAMS to look into these two issues. Homeowners questioned why the actual tax records and the income were not provided as it had been before. The board indicated they are learning the new systems of working with the new management company and this is something they may address in the future. The homeowners questioned why the financials were not on the community website. The Board indicated that they felt safer with the financials being behind the sign in wall of the HOAMS web portal instead of on a website that anyone from anywhere in the world could look at. HOAMS did confirm that 2026 financials through February were on the web portal and that the March and April financials would be uploaded to the web portal the following day now that they had been approved during this meeting.

- Approval of the March 2026 Financials
- Approval of the April 2026 Financials

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Howard motioned to approve the March 2026 – April 2026 financials, Amelia seconded and all approved

Casas Adobes Terrace Homeowners Association

Balance Sheet w/ Code

Posted 03/31/2026

Assets		
Cash		
10000	FCB Operating - 7371	42,203.72
10004	Operating-2286 (Prior Mgmnt Co)	834.82
Total Cash		43,038.54
Reserve		
10002	FDC Reserve - 7380	49,806.06
10003	FCB CD 1525 (4/18/26)	28,295.47
Total Reserve		78,101.53

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
  - Email to homeowners regarding Bulk pick up- Done
  - Towing companies for board to consider – in progress
  - Annual Packets – in progress

Community manager indicated that there had been no major issues within the community, homeowners called or emailed periodically for questions or concerns which is typical monthly activity. Community manager also noted that the Annual Meeting Packet had started and was noted on this agenda. Understanding that it may seem far off, but that there is only one more board meeting before the next annual meeting. The board was pleased to see the annual meeting was already being looked at and considered.

REPORTS:

ARCHITECTURAL SUBMISSIONS/ APPROVAL OF MINUTES: (attached)

- 3 March ACC Meeting Minutes
- 7 April ACC Meeting Minutes
- AIL Lot 48 ACC Roof Project – This project was voted on and approved in the May ACC meeting and will appear in the May ACC notes.

Howard motioned to approve the March - April 2026 ACC minutes, Amelia seconded and all approved

LANDSCAPING:

- The landscaping contract with complete landscaping has been renewed. It was a rollover

contract so there was no increase in charges. There is still an ongoing issue with the javelina in the neighborhood. The board president recently recorded a video of the javelina inside community trash cans foraging for food. There are 3 wash areas where the javelina are entering the neighborhood. There is a chain link fence in one space, and other attempts at preventative measures in other locations. The association must ensure free flow drainage in these three basins so it has been difficult to set up a barrier to prevent the javelina from getting into the community while also allowing a free flow of water out of the community especially when leaves and other debris can become trapped in fencing and cause blockage. The board has directed HOAMS to reach out to 2-3 ironworks companies to see if they can craft a barrier for these three basins and provide a quote.

ONGOING BUSINESS:

- Towing Companies Contract discussion – The homeowners had very strong opinions on the idea of a towing company coming into the community. They felt this was not the neighborhood for predatory tow companies looking to make money. The board did confirm to the residents that the towing contracts were recommended by HOAMS, but that the board was nowhere ready to make a decision on this at the moment. The board understood the residents' concern regarding the issue and relayed that as homeowners themselves they completely understood and had mixed feelings on the issue as well. There was discussion on if the board had the authority to do this and the board reminded homeowners of the parking meeting and vote last summer where the community voted almost unanimously (1 vote against) to continue with the parking measures. The board explained that homeowners were to not use their garage as storage but must utilize their garage for parking of vehicles. HOAMS did explain that if towing was to be approved that signs would be posted at each street entrance into the community that would list the name and phone number of the tow company, as well as the multiple options for how a tow contract could work if the board did proceed at some point in the future with a tow contract. The board then reminded homeowners that this was just initial discussion and that they were a long way off from any kind of decision on it, but that they did need to keep the meeting moving along.
- Board asked HOAMS if any negative feedback was received regarding the change of date for the bulk pick up which has historically always been on trash day (Thursday) however, this year Waste Management scheduled the pickup for a Saturday. HOAMS advised that there was not a single piece of negative feedback regarding the date or bulk pick up.

_____ motioned to approve community towing contract – Tabled

Howard motioned to approve the April 2026 fines, Amelia seconded and all approved- The board returned to open session at 8:41pm to vote to approve the fines discussed in the executive session. The meeting adjourned again art

NEW BUSINESS:

Hearings may be held in executive session if requested – Board requests packets with any letters, emails or photos regarding the issue to be provided by HOAMS along with the board packets for any hearings.

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- Lot 38 Side Yard Hearing – Homeowner indicated he received a compliance letter for this is October and then nothing again from Compliance until February when he was fined. Homeowner indicated this was common area and board corrected the homeowner that the buffer yard was his property and his responsibility and not common area. The homeowner indicated that when you send in a response sheet there should be communication back from compliance that the response has been received and whether it is satisfactory and the issue is closed or if there is more work needed. The board indicated that they did recall seeing a long string of email correspondence back and forth between the homeowner and compliance. The board will look into this issue and make a decision which the homeowner will receive in writing.
- Lot 124 Tree Debris Hearing – homeowner asked for clarification on tree debris and what is acceptable to be in the yard before a violation will be issued. Homeowner asked for a photo of a yard with weeds or tree debris that would still be passable and not receive a violation. The board explained that a photo like that is not feasible or relevant. The board president stated that the historically it has been 1/3 of the yard with weeds or debris would constitute a violation. The board explained that the HOAMS compliance officer was very good in his role and has been in this role for 15 years and knows exactly what to look for and is extremely thorough. The board reminded homeowners that with the previous management company that compliance was not being done correctly or potentially not at all, and that many homeowners were complaining to the board regarding the negative and run down look of the community. That with HOAMS and our compliance the first compliance drive through took over 3 hours and they now have it down to just under two hours, but that the community is coming back up to standards.
- Lot 139 Fine Waiver Homeowner stated he received a notice regarding tree debris in his yard and cleaned up the debris and sent a response back, he received a reply from compliance that just said received and nothing else. The following month the homeowner received another notice of violation for the tree debris. Homeowner stated that at this time of year leaves and debris are constantly falling he is cleaning it up, but it continues to fall. He then received a notice with fines for this issue. He feels there is a miscommunication here he is cleaning the leaves and debris as they continue to fall and should not be fined. HOAMS advised when sending in the response to include a photograph of the area in question to show the work has been completed.
- Neighborhood Watch Social Event Proposal – Neighborhood watch leader proposed a community event that would potentially include vendors and a parking plan for the community in the fall. The event was in the beginning of planning stages and was looking for permission from the board to proceed planning the event. The board indicated they felt all social events the watch had done in the past had been well planned and were confident this would be as well. They asked for the date, time, and location and any other relevant information prior to the annual meeting. They should have the information available to them to make a decision by September.
- Discuss upcoming elections – the board and HOAMS went over the important dates in preparation of the annual meeting. The board has historical information on elections and will be providing that information to HOAMS.

  2026 board nominations – Board is comprised of 3-5 members:
  Annual: 10/22/2026

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Nomination forms go out: 6/30/2026
Nomination forms to be returned by 8/31/2026
Annual packet to go out: 9/11/2026

Amelia Cruz	2024 – 2026
Fonda Thompson	2025 – 2027
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) – As many residents had spoken during conversations throughout the meeting and due to time constraints, there were no homeowner open forum requests from homeowners. Board did confirm that nobody wished to speak at that time.

NEXT MEETING: Thursday**,** July 23rd, 2026, at 6:30pm.

ADJOURNMENT: Meeting adjourned at 8:04pm and moved to executive session.