

CASITA COLONY RECREATION ASSOCIATION  
VILLA MONTEREY III  
BOARD OF DIRECTORS MEETING  
April 12th, 2022

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by Jerry Wortham at 6:05 pm.

ROLL CALL

Board members in attendance: Jerry Wortham, Michelle Bussiere, Stephanie Tumbleston, Elizabeth Rehling, Lynn Stigler

Members in attendance: Cindy Johnson, Karen Fleming, John Baughn, Penelope Meyers

APPROVAL OF MINUTES-

Motion for approval March 2022 minutes:

- Motion with corrections: Michelle
- Second Lynn
- Motion carried unanimously

TREASURER'S REPORT

Michelle reports

- Budget in line at 5% under budget
  - Two homeowner's HOA dues that late fees will be charged
  - Transfer of \$5000 from Money Market account to Reserve account
  - Set a schedule to close the year by Michelle Bussiere and Jerry Wortham
  - Backflow yearly tests completed
  - Update insurance policy to be sent to Karen for website posting
  - Michelle to review and fix unapplied payments

Motion to approve budget report:

- Motion: Lynn
- Second: Elizabeth
- Motion carried unanimously

NEW BUSINESS & PRIOR BUSINESS REVIEW

Palm Tree Trimming

- TreeTime Design (Bill Wetherill)
- Timing June 20<sup>th</sup> to June 24<sup>th</sup>
  - Date Palm \$70 per tree
  - Canary Date Palm \$140 per tree
    - Blast notification of costs sent in the next release for HOA members to have their trees trimmed by TreeTime Designs
    - Checks submitted payable to TreeTime Design due by June 1st
    - Lynn Stigler volunteered to collect checks for tree trimming
    - Blast reminders to be sent until the deadline is reached

Common Wall Painting

- Common area wall painting bid review
  - Costs Estimate
    - North wall \$1900
    - West wall \$1200
    - South wall \$1000
  - Wall painting is currently not budgeted
  - Timing for walls to be painted
    - Michelle Bussiere and Jerry Wortham to review budget allocation during year-end closing of books and set wall painting for next year's budget
    - Condition of walls to be determined and schedule set with possible cost increases added.

Michelle Bussiere updates on the possible pickle ball court

- Update as possible

Update reminder to be added to Blast- Fruit tree gleaning dates

Jerry Wortham attended a Villa Monterey president luncheon.

- Common area entrance discussion on a landscape company
- Condition is looking better and will be given a couple of months to improve
- The shape of old benches that were donated need reconditioning by the homeowner that donated the benches
- Jerry to notify via email other HOA presidents regarding gleaning dates to alleviate roof rat issues
- Discussion regarding historical preservation with new city contact

Karen Fleming's suggestion regarding Ramada reservations

- To collect a fee for reservation at a time if using
- The cost to be collected and used for HOA
- Jerry Wortham reviews the CCA declaration:
  - Use for, enjoyment and convenience of its homeowners and its residents
  - Open for discussion-
    - Other HOA protocols for the usage of their building
    - Complications with regards to income and fund designations
    - Bi-law issues possible
    - Resolution- not to charge any fees

Corporate taxes have been paid- Jerry Wortham – March 21<sup>st</sup>, 2022

February financial to be posted to the website- Michelle to send to Karen

Jerry requested update photos to the website

- Karen needs new images for posting
- Penelope has some social event photos
- Michelle to send from last music event

Elizabeth Rehling- update on neighborhood watch

- City working with a company on the issue of catalytic converter theft on cars
- I will update when any new information is available
- Update needed of at Ramada Neighborhood Watch Committee sheet with corrections

#### ADJOURNMENT

- Jerry requested a motion to adjourn, and Michelle motion
- Second Stephanie
- Motion carried unanimously

Secretary, Stephanie Tumbleston