

CASITA COLONY RECREATION ASSOCIATION
VILLA MONTEREY III
BOARD OF DIRECTORS MEETING
Oct 11th, 2022

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by Jerry Wortham at 6:00 pm.

ROLL CALL

Board members in attendance: Jerry Wortham, Stephanie Tumbleston, Elizabeth Rehling, Alternates fill in, Lynn Helferich & John Baughn. Members in attendance: Donna Baldwin, Kathrine Baughn, Karen Fleming, Penelope Meyers, Dan Fleming, Cindy Johnson, Russell Mortin, Sher Novale, Jim Helferich, Bob Sweeney, Hollie Sweeney

APPROVAL OF MINUTES-

Motion for approval Sept 2022 minutes:

- Motion to approve: Lynn
- Second Elizabeth
- Motion carried unanimous

TREASURER'S REPORT

Michelle reports- Jerry reporting

- Recap of monthly expenses & year to date
 - Reserve fund at \$45,000
 - Remaining year operating expenditures expected around \$15,000
 - September Operating budget
 - Gas review- no increase last year- proposed 11.5% increase set for 2023 & will be budgeted for 2023. No Equipment issues. Increase due to usage per demand.
- Spa setting 104 degrees, reset to 100 degrees.
- Pool setting 84 degrees no changes made.
- Year to date expenditures approximately 87% of budget
- Year to date reserve fund at \$7900

Motion to approve budget report:

- Motion: Stephanie
- Second: Elizabeth
- Motion carried unanimous

NEW BUSINESS & PRIOR BUSINESS REVIEW

Reserve Fund Update:

- Process to set 2023 reserve fund expenditures
 - Pool expense plan updated with new expected costs
 - Walls/ Stucco & Paint 15,000 sq ft
 - In process for planning for next meeting
 - Common area plan \$1000
 - Ramada bids estimated approximately \$8,000
 - West wall walk though
 - Request suggestions as December 1st process closed for addition of budgeted expenditures.

(Unless emergency items occur)

- November meeting to have majority of plans set for 2023
- Fans and blinds added to reserve fund projections

Home Modification and Change of Ownership Chairperson transition completed

- Lynn Helferich to handle change of ownership
- John Baughn to handle home modification

Common are overseeding & water usage update

- Jerry met with landscaper, overseeding started and to be completed
- Water to be watched closely until we can go to once a night

Board Candidates for 2023- John Baughn reporting

- Russell Martin
- Karen Fleming
- John Baughn
- Diane Botica (interest- John to contact)
- Bio to be added for submission and review by home owners
- All submission must be submitted by December 1st.

Octoberfest- October 15th, 2022

- RSVP currently 50
- Fliers donated by Joy Estes from State Farm
- John Baughn new member of Neighborhood Watch volunteer
- Fire & police departments to be in attendance

An evening of Music Social November 18th, 2022

- Paid potluck event
- Note December event to be sent and will be an offsite event

New Business

- HB2158 HOA laws signed in by governor
- April law signed that HOA cannot restrict artificial turf
- Political signs restricted 1 sign not to exceed 9 sq ft
- Cannot prohibit a peaceful assembly in the community
- Board approves alternates
- By laws state association can have up to 9 members
- Currently have 5 members
- Board can change as discussed
- Committees work in conjunction with board members
- CCRA by laws state board members must reside 6 months at a time and discussion to change to 9 months at a time. Will have to be on ballot for HOA members for approval.
 - Discussion: Lynn approve. Elizabeth conerns. Stephanie approve. John approve. Discuss at next meeting again.
- City of Phoenix flight path change flight possible- to watch
- Could change over residential areas including CCRA

ADJOURNMENT

- Jerry request for motion to adjourn

- Stephanie motion
- Second Elizabeth
- Motion carried unanimous

Secretary, Stephanie Tumbleston