

CASITA COLONY RECREATION ASSOCIATION
VILLA MONTEREY III
BOARD OF DIRECTORS MEETING
Nov 8th, 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, Michelle Bussiere, Lynn Stigler
Alternates fill-in, John Baughn. Members in attendance: Dave Manaras, Janet Norstrand, Kathrine
Baughn, Russell Martin, Diane Botica, Cindy Johnson, Penelope Meyers, Gus Meyers, Lynn
Helferich, Jim Helferich, Colleen Klapac, Karen Fleming, Larry Mithelman

APPROVAL OF MINUTES-

Motion for approval October 2022 minutes:

- Motion to approve: Lynn
- Second Lynn
- Motion carried unanimously

TREASURER'S REPORT

Michelle reports-

- Recap of monthly expenses & year to date
 - Remaining year operating expenditures are expected to be around \$9,000
 - Ramada repair quote \$5500
 - Courtyard wall repair quote phase 1 \$8700
 - Expected \$17,000 to move to reserve fund at year-end
 - October Operating budget
 - Currently under budget for the year
 - Ozone completed for pool- awaiting invoice to pay

Motion to approve budget report:

- Motion: Stephanie
- Second: Lynn
- Motion carried unanimously

NEW BUSINESS & PRIOR BUSINESS REVIEW

Reserve Study:

- Reserve study review
 - All inventory items updated
 - Pool items updated
 - Construction projects updated
 - A study review shows a possible need to increase dues in 2023/2024
 - Common area \$1000
 - Tar Ramada roof \$3000
 - Fascia board and paint for Ramada \$5500
 - Walk through west wall \$1200
 - Phase 1 stucco pool wall repair \$8700

- Total expenditures \$19,400
- The Preliminary 2023 budget is in the process
 - 3-year average plus a 10% increase
 - Added courtyard wall for constant updating

MOTION: Move funds from 2023 to 2022 reserve fund of \$5500 to complete Ramada repairs

Motion: Stephanie

Second: Michelle

Motion carried unanimously

Board Candidates for 2023- John Baughn reporting

- Russell Martin
- Karen Fleming- Withdrew for 2023
- John Baughn
- Diane Botica (interest but not this year)
- Bio to be added for submission and review by homeowners
- All requests must be submitted by December 1st.

An evening of Music Social November 18th, 2022

- Canceled due to lack of response

Ways to increase response from homeowners via electronic communications

- Blast utilizes two-way communications
- 76 % of residents open blast
- Utilize training guides as part of blast to increase response
- Discuss with neighbors to increase response
- Placed in board letter to increase response
- Suggestion to bring up at the annual meeting to help increase response

Holiday part update-

- Friday, December 16th, from 5 pm- 9 pm
- By Nov 30th, if 50 people have yet to sign up event will be canceled.

Annual meeting discussion to be continued at next meeting.

ADJOURNMENT

- Jerry requested a motion to adjourn
- Motion: Michelle
- Second: Lynn
- Motion carried unanimously

Secretary, Stephanie Tumbleston

CASITA COLONY RECREATION ASSOCIATION
VILLA MONTEREY III
BOARD OF DIRECTORS MEETING
Nov 22nd, 2022

CALL TO ORDER

The special agenda 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, Michelle Bussiere, Lynn Stilger, Elizabeth Rehling. Alternates attended Lynn Helferich, John Baughn. Members in attendance: Russell Martin, David Manaras

2023 Budget Review: Michelle

- Transfer Fees/Capitol Fees- Set per state guidelines
- Developer discount \$100 – Remove discount
 - Motion to remove discount- Jerry
 - 2nd motion- Elizabeth
 - Motion carried unanimously
- Review reserve fund
 - Remove from 2023 reserve fund- Ramada fascia and roof replacement complete in 2022 for \$7500
 - Proposed 2023 reserve fund projects
 - Common area \$1000
 - Meeting scheduled with Presidents of HOA's to review work to be completed for 2023- Jerry
 - Walk through painting \$1200
 - Courtyard wall & repairs \$8700
 - Request and review bids on pool bathroom windows
 - Motion to approve 2023 Reserve Fund projects- Elizabeth
 - 2nd motion- Stephanie
 - Motion carried unanimously

2023 Operating Budget

- Pool & Spa Temperature have been turned up- Gas costs increase review
 - Per discussion: Board to responsible for approval of temperature changes
- Motion: Board approval required prior to any temperature changes: Lynn
- 2nd motion- Stephanie
- Motion carried unanimously

- Social Committee request for increase in funds for social committee events
 - Per discussion: Social committee withdrew request

HOA dues review based on Reserve fund projections dropping below fiscal profitability

- Proposed \$50 increase for 2023 dues
 - Email notification to be sent
 - Motion to increase dues in 2023: Elizabeth
 - 2nd motion- Lynn
 - Motion carried unanimously

Annual Packet

- Review packet
 - Annual meeting help Saturday February 11th @ 11:00am
 - Coffee and morning snacks begin at 10:00am
 - Sign in Sheets stations as last year- send to Stephanie from Jerry
 - Ballots voting via electronically, mail in, and drop box
 - Agenda review
 - Minutes February 2022 presentation by Stephanie
 - Treasurer's report presentation by Michelle
 - Response review presentation
- Distribution timing
 - Annual packet sent via email 1st week of December
 - Non-email resident hand delivery 1st week of December by Lynn & Elizabeth
- Statement timing
 - 2023 Annual dues mailed by Michelle on December 10th, 2022
- Coffee/Snack preparation
 - Lynn & Elizabeth preparation
- Ramada Set up
 - Jerry and Lynn
- Ballot box
 - Mail in ballots must be received by February 10th
 - Electronic ballots must be transmitted by February 8th
 - In person ballots must be received by 10:45am on February 11th
 - Drop box will be at the pool cabana

Secretary, Stephanie Tumbleston