

CASITA COLONY RECREATION ASSOCIATION  
VILLA MONTEREY III  
BOARD OF DIRECTORS MEETING  
Dec 13th, 2022

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by Lynn Stilger at 6:03 pm.

ROLL CALL

Board members in attendance: Stephanie Tumbleston, Michelle Bussiere, Lynn Stilger Alternates fill-in, John Baughn. Members in attendance: Dave Manaras, Wayne DeBus, Lynn Helferich, Kay DeBus

APPROVAL OF MINUTES-

Motion for approval November 8<sup>th</sup>, 2022 minutes:

- Motion to approve: Michelle
- Second Stephanie
- Motion carried unanimously

Motion for approval November 22<sup>nd</sup>, 2022 minutes:

- Motion to approve: Michelle
- Second Stephanie
- Motion carried unanimously

TREASURER'S REPORT

Michelle reports-

- Recap of monthly expenses & year to date
  - HOA dues invoices have been sent to all members
  - Budgets have been finalized & included in Annual Packet

Motion for approval 2023 budget:

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

- Significant increase in water usage during November from \$400 to \$1000
  - Reviewed with pool maintenance team – no changes
  - Reviewed with landscapers-
    - Landscapers to check for a possible leak
  - Jerry to have the City of Scottsdale review
- End of the year, currently \$8000 under budget
  - \$5000 to move to the reserve fund
- 2022 Accomplishments with reserve funds of \$16,000
  - Ozone system
  - Stucco work
  - Ramada fascia
  - Ramada roof moved into 2022
  - Cabana trim and repair work
  - Two walk-through painting

- 2023 Reserve fund plans \$10,900
  - The last walk-through painted
  - Courtyard phase 1 repairs
  - Common area expenditures

## NEW BUSINESS & PRIOR BUSINESS REVIEW

Ballot response- 10-12 votes received

Holiday part update-

- Friday, December 16<sup>th</sup>, from 5 pm- 9 pm
- 53 people responded for attendance

Rules & regulations update

- Discount for re-modelers has been removed, and the website has been updated.

Entrance area maintenance update

- Jerry met with HOA presidents.
  - Grounds care & paint will be recapped at the January meeting.

Annual Packets

- Packets have been mailed, emailed and hand-delivered

Rancho Vista stop sign speeding issues- Eastside area

- Request Jerry to address

## ADJOURNMENT

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

Secretary, Stephanie Tumbleston