

CASITA COLONY RECREATION ASSOCIATION
VILLA MONTEREY III
BOARD OF DIRECTORS MEETING
March 14, 2023

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by President John Baughn at 6:00 p.m.

ROLL CALL

Board members in attendance: John Baughn, Michelle Bussiere, Elizabeth Rehling, Russell Martin, and alternate Lynn Helferich.

Absent: Stephanie Tumbleston

Stakeholders present: Kathryn Baughn, Sherrie Novak, Jim Helferich, Diane Botica, Karen Fleming, and Penelope Meyers

PRESIDENT'S COMMENTS

John expressed appreciation for assistance during the leadership transition.

John introduced the "Homeowner Forum" as an agenda item that will be included in all future meetings.

HOMEOWNER FORUM

Sherrie Novak offered to coordinate a community-wide yard sale event that would take place on April 21 and 22, 2023, with each homeowner offering items for sale at her or his own home. The board will officially consider the proposal at the April meeting.

APPROVAL OF MINUTES-

Secretary Russell Martin offered to read minutes of the February 11 board meeting.

John requested that two amendments to those minutes requested by Elizabeth Rehling be distributed with these minutes. Those emailed requests from Elizabeth are:

1) Agenda; Annual Meeting notes are never approved until the next annual meeting. They are sent to the homeowners before the annual meeting and approved by the homeowners at that time. So we will not be approving the Annual 2023 meeting notes tomorrow night but will be approved February **2024**..

2) Correction to: **Minutes of the 2023 Annual meeting**. Nothing was mentioned about the vote changing our **BY-Laws** which needs to be mentioned as to a brief sentence as to what was changed as well as the actual numerical voting results always needs to be included in the minutes, i.e. # Yes, # No. (we do not have to put in count for elections)

3) Correction/addition to **Feb. Board meeting minutes** afterwards; we need to add the same information.

Elizabeth moved that the February minutes be approved with these amendments.
Michelle seconded.
Motion passed unanimously.

TREASURER'S REPORT

Michelle commented on financials as circulated by email.
Balance sheet, total assets and liabilities: \$94,921.63
Current total expenses, January-February 2023: \$12,625.27
Net operating income, January-February 2023: \$51,251.82

Michelle noted a need for a Compilation Report prepared for a CPA and requested help in finding the right account for that report.

EMAIL BLAST AND ROSTER

Diane Botica reported a successful transfer of her duties from Penelope Meyers.

HOME OWNERSHIP

Lynn Helferich explained the home transfer approval process and the move toward making it completely paperless.

SOCIAL COMMITTEE

Penelope Meyers presented the results of a stakeholder questionnaire and outlined plans for social events for 2023.
Lynn requested board assistance in paying a \$1,000 deposit to secure the American Legion for the planned December 9 holiday party.
Discussion
Board decision on how to help pay for social events tabled until the April meeting.

NEIGHBORHOOD WATCH

Elizabeth reported on a successful coffee with Scottsdale police and fire officials.

HOME MODIFICATION

John reported that each VM unit can customize what is and is not permitted re: Historic Preservation.

OLD BUSINESS

John clarified the change in by-laws approved at the annual meeting. Going forward, all directors are required to live in VM III at least nine months of each year, September to May inclusive.
Russell was instructed to record the by-law changes with Maricopa County

NEW BUSINESS

Lynn presented a proposal to establish a late-listing penalty of \$500 and to limit fix-and-flip renovations to no more than six months.

Michelle moved to approve both proposals.

Russell seconded.

Motion passed unanimously.

Michelle moved to require a “quick close” fee of \$100 when property sales are completed in under thirty days.

Elizabeth seconded.

Motion passed unanimously.

Russell moved that board alternates be appointed for three years terms.

Elizabeth seconded.

Motion passed unanimously.

ADJOURNMENT

Michelle moved to adjourn the meeting at 7:18 p.m.

Elizabeth seconded the motion.

Motion passed unanimously.

Draft minutes submitted by Secretary Russell Martin

March 15, 2023