

CASITA COLONY RECREATION ASSOCIATION
VILLA MONTEREY III
BOARD OF DIRECTORS MEETING
May 9, 2023

CALL TO ORDER

The regular meeting of the Board of Directors was called to order by President John Baughn at 6:01 p.m.

ROLL CALL

Board members in attendance: John Baughn, Michelle Bussiere, Elizabeth Rehling, Russell Martin, and Stephanie Tumbleston. Alternate Lynn Helferich, also present.

Stakeholders present: Kathryn Baughn, Sherrie Novak, Jim Helferich, Cindy Johnson, Karen Fleming, Diane Botica, Donna Baldwin, Penelope Meyers, Gus Meyers, Raina Sainz, and Jesse Sainz.

HOMEOWNER FORUM

A homeowner spoke about the recent dog incident and stated that she believes the HOA has a responsibility to let VMIII residents know about these kinds of things so they can protect themselves.

Two homeowners said the dog that survived the dog fight is a good dog.

A homeowner said the landscaping crew is currently doing a poor job and thought some new residents are driving through the neighborhood too fast.

APPROVAL OF MINUTES

Minutes of the April 11 meeting. Michelle moved approval. Elizabeth seconded. Unanimous approval.

TREASURER'S REPORT

Michelle distributed Budget v. Actuals, year to date; Budget v. Actuals, April 2023, and the Balance Sheet. Stephanie moved approval. John seconded. Unanimous approval.

COMMITTEE REPORTS

John reported that he will be in charge of the roster forms that new residents fill out in advance of their contact information being added to the online roster.

Sherrie Novak spoke about the success of the recent VMIII yard sale, which raised \$123 to be spent on social events. She expressed willingness to head up planning for a holiday event in December, and she will meet with others on the ad hoc social committee.

Elizabeth spoke about neighborhood safety and encouraged all residents to be aware of potentially dangerous situations, to always lock doors, and to share information with their neighbors.

OLD BUSINESS

Russell reported that Arizona and county law do *not* require HOAs to record changes in bylaws with Maricopa County

Elizabeth expressed her willingness to distribute hard copies of board minutes, notices, and other information to residents who do not have computers. Stephanie offered to help with printing.

NEW BUSINESS

The board briefly discussed Gus Meyers's willingness to serve as an alternate board member. Michelle moved Gus's appointment; Stephanie seconded. Unanimous approval.

John discussed raising the transfer of ownership fee, also known as a capital improvement fee, paid by new residents. It is currently \$295, and John suggested raising it to \$800. He said another VM unit currently charges \$1,200. Discussion. Michelle said the issue needed more research and discussion prior to any potential vote to increase the fee. Suggestion was raised to hold a special meeting to discuss and potentially take action. No motion to set a

special meeting, but general agreement. The meeting was set for May 17 at 6:00 p.m. at the Ramada.

Elizabeth spoke about the HOA's insurance policy, which includes directors' and officers' liability coverage for individual board members. She encouraged residents with pets and individual board members to ensure that their own liability coverage is substantial. She spoke in favor of having *no* pet policy of any kind.

John discussed the fact that we do not have a pet policy, but that many HOA's do have a policy.

Russell moved that John appoint a three-person committee to study the pet policy issue and report back to the full board in a special meeting. No second. John moved to table the motion, Elizabeth seconded; four board members in favor, one opposed.

Russell announced his resignation from the board, effectively immediately.

A homeowner requested that the board inform the homeowners of the dog issue. After some discussion, Michelle moved that this information be included in the next VMIII email blast. Stephanie seconded. Unanimous approval.

ADJOURNMENT

Elizabeth moved to adjourn the meeting at 7:21 p.m. Stephanie seconded the motion. Motion passed unanimously.

Draft minutes submitted by former secretary Russell Martin, and edited by the board.
Sept 18, 2023