

CASITA COLONY RECREATION ASSOCIATION  
VILLA MONTEREY III  
BOARD OF DIRECTORS MEETING  
September 18, 2023

CALL TO ORDER

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

ROLL CALL

Board members in attendance: John Baughn Stephanie Tumbleston, Michelle Bussiere, Elizabeth Rehling.  
Alternate Gus Meyers

HOMEOWNER FORUM

- Diane Botica issued an errata on Email Blast item that stated a 10:00pm closing for the pool at the Ramada – there is no time limit / curfew on use of Ramada and Pool
- Diane B also read items that Lynn Helferich had sent to the board (most of which are being addressed)
- Alan Weinstein asked for help finding Rules & Regs / Guidelines related to home modification, and John B met with him after the meeting.
- Bill Greenan asked for help with landscaping issues around a large mesquite tree on his property. John b met with him after the meeting

APPROVAL OF MINUTES-

- Motion for approval May 9<sup>th</sup>, 2023 minutes and May 17<sup>th</sup>, 2023 minutes: Motion Approved

TREASURER'S REPORT Michelle Bussiere Reported

- 5 homes sold in June, 1 home sold in July
- VM2 did not invoice VM3 for Entrance Maintenance, but will have two months charge next month
- Winter Grass Quote of \$1300 was received , and after discussion with members, who supported the measure the Board voted to have winter grass applied within the Ramada
- May, June, July and August Financials were accepted by the board
- The compilation report was received Sept 1 and sent to Board Members
- Available on the website; year to date income statement, Reserve Fund Study (Revised 9/2023) and 2023 Annual Budget
- Reserve Fund was discussed and HOA is in good financial shape

NEW BUSINESS & PRIOR BUSINESS REVIEW

- Rules Compliance Process – John Baughn discussed the new process for Rules Compliance “Enforcement” with handouts of items that appeared in the recent Email Blast entitled “Agenda and Letter from the President, Sept 17” The members felt that a working group should be formed to push this forward. Wayne DeBus volunteered to be active, and the Board was supportive and voted to continue development of the compliance process.
- Holiday Gathering – Sherrie Novak has generously developed a holiday party for Saturday, Dec 9<sup>th</sup>, from 3:00 – 5:00PM, at the Ramada. No charge for residents, and \$10 charge for guests. See the Email blast for complete information.

ADJOURNMENT at 7:00pm

- Afterwards Gus Meyers asked members to consider putting motion-detector activated light fixtures in two areas shining down on the kitchen area. He explained how these would deter certain vandalism, and the membership present was supported. Since the meeting had already adjourned, no board vote was taken and this will be New Business for next regular meeting