

CASITA COLONY RECREATION ASSOCIATION
VILLA MONTEREY III
BOARD OF DIRECTORS MEETING
October 10,2023

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, Michelle Bussiere, Elizabeth Rehling.
Absent: Stephanie Tumbleston. Alternates: Gus Meyers.

HOMEOWNER FORUM

Safety - Colleen Klapac described her slipping on the bathroom floor, and strongly advised the Board to address safety in that area. Others confirmed experiencing slippery floors, not only in the bathrooms, but also in the Ramada when floor or shoes are wet.

Safety/Liability protection-Todd Daley was concerned that gates were left open at the pool. Reminder to keep the pool gates closed.

Safety - Donna Baldwin advised the outdoor shower is often very slippery. Gus Meyers recommended residents not to use shampoo as this leaves soap scum and/or creates slippery surface.

Holiday Caroling- If interested in 'Secular Holiday Caroling' this year, contact Colleen Klapac.

Christmas Toys for Tots or donation fund this year? Kay DeBus suggested something again this year. Lynn Helferich and she will discuss as last year it was tied into the Holiday Party.

APPROVAL OF MINUTES

Motion to approve made by Michelle Bussiere. Seconded and approved September 18th, 2023 minutes.

TREASURER'S REPORT-Michelle B.

- September financials reviewed.
- 2024 Budget Review provided to all and available on our website.
- Reserve Study posted on our website. \$40K in current Reserve.
- Stucco around the pool common area ongoing and some smaller things to repair as almost finished, using Operating funds 2023 Budget. Has a current quote of \$1800 for larger cracks.
- Priority for 2024 is upgrade Electric System and recommended Shield Electric.

- She is working on Reserve Fund and able to put \$200 per mo. into Operating Budget to maintain the walls.
- Motion to approve Treasurer's report made by Elizabeth Rehling. Seconded and approved.

Michelle asked residents to provide suggestions now for the 2024 Budget.

Ramada Floor- Brought up several times in the past and we still need to review this.

Following suggested items from residents for Board to review and discuss include:

- **Security-** Gus Meyers- 2 Security motion lights \$150 each in the Ramada kitchen area were recommended.
- **Electric Panel** – Gus needs to be upgraded.
- **Ramada Comfort** – Info for a Ramada heating solution has been researched by Kay and Wayne DeBus requesting up to 6 portable heaters.
- **Pool Side tables** – Lynn Helferich
- **3 Sandwich boards-** Lynn Helferich for announcing community activities at Ramada.
- **Bathroom window installation** - Lynn Helferich was recommended (Board relegated this to the Master Plan in light of any possible future restroom reconstruction)
- **13 Items with estimated costs for Pool area and Ramada.** Formal presentation by Lynn H. Michele B. reminded all that any expense of \$10K or over must be voted and approved by the homeowners at a Special member meeting usually Annual meeting which includes time and required mailings etc. .

Motion Made by Michelle to approve Security Lights. Seconded and approved.

She reminded residents that in 2020 , \$6,700 was spent to upgrade and improve restrooms.

COMMITTEE REPORTS

- Saturday Coffee -Karen Fleming thanked Cindy & Janet for their help and great turnout 25 + attended. Next coffee Nov 18th. Anyone interested in hosting contact Karen.
- Neighborhood Watch – Elizabeth Rehling- Annual event Sat. Oct 14th. Flyers have been delivered and posted in Eblast, Western Roundup theme and free to all residents. Mayor and Mounted Police and first responders and more.
- Lamp post light's outage violations-Elizabeth Rehling- Reminder each home having a lap post is responsible to maintain it and have working light. Last walkthrough, 7 lampposts were not working or very dim. All contacted by phone and violations courtesy hangtag given. All responsive and two needed a referral for an electrician which was provided by another homeowner. Note: There are 3-4 units with no lampposts who are "grandfathered in" but if sell their home, the new owners must install a lamp post.

OLD BUSINESS

- Rules Compliance Working Group Report- John Baughn has been in touch with all and more to come next month with #1 priority on "Occupancy" clarification in our docs. Karen and Kate will provide info next month's meeting . Other topics included review of Carport Rules and Pet Rules but not tasked to write new rules on these at this time. Some consensus exists wanting legal advice on changes in legal docs.
- Noncompliance currently on our sink in the Ramada, so cannot run water, therefore needs to be placed in Master Plan.

NEW BUSINESS

- Motions to approve Alternate Director, Raina Sainz made by Michelle Bussiere, seconded and approved.
- Identify Legal Resources-John Baughn. It is recommended that every 5 years , HOA's legal docs be reviewed and something we need to explore. John & Elizabeth have been attending City HOA courses which include well-known law firms specializing in HOA's. Elizabeth recommended the Board discuss this further in the future. Some provide free limited advice.
- Motion to approve 2 Sandwich Boards pool side table and made by Michelle B. Seconded and approved. Michelle B. will purchase.
- Question from residents: How do you fund larger expenses? Michele advised by either Planning ahead or Special Assessment (which requires approval of Board and then by homeowners at Annual Meeting Special Meeting .

Motion to adjourn made by Elizabeth R., seconded, and approved.

ADJOURNED 7:01PM