

CASITA COLONY RECREATION ASSOCIATION
VILLA MONTEREY III
BOARD OF DIRECTORS MEETING

Minutes for the regular meeting December 12, 2023

CALL TO ORDER

Called to order by Stephanie Tumbleston at 6:01 pm

ROLL CALL

Directors: Michelle Bussiere, Elizabeth Rehling and Stephanie Tumbleston

Alternates: Gus Meyers and Raina Sainz

HOMEOWNER FORUM

A homeowner pointed out that the US Flag by Community area needs to be replaced. Gus Meyers will check on cost to replace. Kudos and thanks by Homeowners regarding the recent Holiday Party which was a great success. The board thanked Sheri Novak for all her hard work.

MINUTES

Corrections were made then a motion was made, seconded and passed to accept the minutes from the November 14, 2024 regular meeting.

FINANCIAL REPORT

Michelle Bussiere provided comprehensive report and other than the gas bill was high in November there was nothing strange in expenses. A motion was made, seconded and approved to accept the November Financials.

Heaters purchased for the Ramada were too tall, but Michelle was able to sell them as they were not returnable. There were no expenses incurred by the HOA.

2024 Budget was presented and discussed. There are \$9000 in operating expenses which is up from last year and should allow about \$6,000 to be transferred to the Reserve account once the books are closed in March after the last of the dues are received. In 2023 there was \$10,900 budgeted for the reserve account and we spent \$11,250; mostly for the courtyard walls. These repairs are needed to keep the stucco in good shape. The West Path was also painted. There were no unexpected repairs in 2023.

It was proposed to the board that a major priority for any future projects would be an upgraded electrical panel in the pool area. There is one estimate from Shield Electrical (a company recommended by our Pool guy, Tom) for \$4400. There will be additional costs from APS. The board is looking for a volunteer to manage this project.

A second reserve expense for \$1000 is to paint the south walk way. Other possible expenses in the reserve study for next year are the spa filter, the front entrance or the spa safety shut off valve.

Homeowner asked about a possible Bocce Ball court that would cost about \$4,000. It is too late to put it into this year's budget, but it was recommended that the proposal be brought up again with more than one bid. The bocce ball court would cover the shuffle board courts with sand.

A motion was made, seconded and approved to go forward with the Electrical Panel Project in 2024.
A motion was made, seconded and approved to accept the 2024 Annual Budget.

COMMITTEE REPORTS

Communications Manager

Penelope has resumed managing the E-Blast and Constant Contact as well as the Roster. The board will continue to get the info of meetings and minutes to the approx. 8 residents who do not have email access. Discussion was held about the cost of getting the information out and agreed to provide only the information and not provide colored graphics which would cut any cost way down. Minutes and other pertinent information will be printed out and distributed to those 8 homeowners. Karen Madison volunteered to deliver minutes and agenda. Michelle will talk with Penelope about the price for black and white only. Also these printouts will be limited to business items and word documents only (not last version) to residents. Stephanie offered to print out a few agendas for our meetings.

Neighborhood Watch

Elizabeth reminded residents if "you see something say something" When in doubt, call the non-Emergency Police so it is recorded, and they have a record of the incidents. Recommend the Ring Doorbell as Police can and do use the videos.

OLD BUSINESS

Bathroom Floor Update

Gus Meyers has applied coating to help provide a better nonslip surface to the floors in the pool restrooms. He reports it works well, and he has plenty left over and can apply more in the future. Elizabeth will look into purchasing slippery when wet caution signs. The board thanked Gus for the job done. He noted that the coating is not 100% slip preventable; works well and makes a big difference, but everyone still needs to be careful.

Occupancy/resident law update

Elizabeth read the email received from Mulcahy Law firm regarding a brief complimentary review of our legal docs. They stated that our "CC&Rs were mostly amended in 2015 but appear to contain a number of outdated provisions that would need to be removed/reworked such as the Association having the power to approve of an owner's sale of their lot. In addition to ensuring that your docs are in compliance with current laws we would include any changes we might like." Regarding our By Laws, they pointed out we "also need to be working on increasing the percentages needed by homeowners such as the now 51% of a quorum, which is way below the norm in AZ." Elizabeth recommended we look next year into getting some formal legal advice as many new laws have come into effect in the last few years. Stephanie received some feedback from a Paralegal but not one licensed in AZ. Changes first need to be approved by the Board and then the Residents which is what our Bylaws state.

Stephanie brought up a survey she would like to send out to residents but the board agreed to put that on hold for now. The problem is that there is a difference in the interpretation of the rules by various homeowners. Several homeowners want to make sure there are no properties being rented. Board asked, that if you suspect a rental, then you need to bring that information to the entire board to research and determine next steps. Discussion continued regarding how to interpret current rules about Occupancy. There still exists a difference in opinions. This discussion will be on the agenda for the annual meeting.

There was discussion about the vacancies on the board and board member candidate review process. We have three people who will be on the ballot for the three open positions; they are Michelle Bussiere, Wayne DeBus and Ralph Whitney.

Annual Packet discussion needs to be moved to a special meeting. The board agreed to meet Monday December 18th to finalize the annual packet. Michelle stated Annual Dues will be sent out next week.

ADJOURNMENT was at 7:24

A motion was made, seconded and approved.