

CASITA COLONY RECREATION ASSOCIATION
VILLA MONTEREY III
BOARD OF DIRECTORS MEETING

Minutes for the January 9th Regular Meeting

CALL TO ORDER: Meeting was called to order by Michelle Bussiere at 6:05pm

ROLL CALL

Directors: John Baughn, Michelle Bussiere, Elizabeth Rehling
Alternates: Gus Meyers

ANNOUNCE THE RESULTS OF EXECUTIVE SESSION

The board appointed Lynn Helferich to fill the 1 year position and Wayne DeBus to fill the 2 year position. They both accepted and were welcomed to join the board for the remainder of the meeting. Michelle Bussiere, Karen Fleming and Ralph Whitney will remain on the ballot for the two open positions. Those positions will be filled at the annual meeting.

HOMEOWNER FORUM

A homeowner asked about clarification about owner occupancy, 55 and over requirement as well as the age requirement.

MINUTES

The board was able to approve minutes for the Special Meeting of December 18, 2023 and the Special Emergency Meeting of January 4, 2024. They were unable to approve the minutes of the Regular meeting on December 12, 2023 as they were not available at this time due to computer issues. They will be approved at the annual meeting or the February meeting.

TREASURER'S REPORT

Overall \$2,500 over operating budget and \$1,200 over in the reserve; plus the \$19,500 in additional income leaves us with \$15,000 over. We have already transferred \$10,000 to the reserve fund and we should be able to transfer an additional \$2,500 to the Reserve Fund in March when we close the year out. We have collected one quarter of the invoices so far. The south wall has been painted and the Stucco Wall around the common area continues to be worked on through the reserve account. Motion was made, seconded and approved for the December financials.

COMMITTEE REPORTS

Website – Karen needs to get the HOA documents to put on the web site. Lynn has an updated spreadsheet with PDF documents. Michelle agreed to use her Adobe software to convert the PDF's into Microsoft word documents. This will be taken care of after the election.

Property Maintenance and Neighborhood Watch; Graffiti on the walkway between 76th place and Miller was found and a Police report was made. Homeowners should report this immediately to police. Elizabeth reported that she was looking for an additional person or two to help with property maintenance. The hangtags work.

Nominating Committee – John and Donna are accepting nominations for the ballot until Jan 25. In the future the ballot will be separate from the Annual Meeting agenda packet.

New Residents Welcome – Kathryn welcomed new residents this month. Lynn asked for a check list to complete her files.

Change of Ownership – Lynn asked for clarification about the re-listing form. Lynn also asked about permits and the city of Scottsdale. She wanted to make sure that the board was not involved in checking about building permits. The board does not have anything to do with permits, but the board

clarified that any resident has the right to speak to the city of Scottsdale about permits.

OLD BUSINESS

- Communications Manager Update; use of two or more official emails. One email casitacoloneyra@gmail.com can be used and monitored by somebody for things such as the Ramada request form and responding to the blasts that go out to the community. But there should be a private and secure e-mail for people who want to communicate directly with the board about private matters. We now have this secure and private board e-mail via the Website. This allows the board to not be using their private emails for board business.

Annual Meeting Sat Feb 10 Set Up / Assignments

- Volunteers for:
 - Coffee and Refreshments – Jim, Larry and Lynn
 - Check in Tables and Greeters – Kathryn, Wallie, Kay, Sue
 - Ramada Set Up (9am) – Dave, Gus, Ralph, and the board
 - Ballot Inspectors (online, mail in, drop off, and morning of ballots) Andy, Dave, and Pat will be in charge of counting ballots. Penelope will submit a Constant Contact report to Andy.

Occupancy Survey Update – at the annual meeting the board hopes to have a conversation about community understanding of the words in the documents. Possibly come to some consensus and it will be then added to a future regular meeting. Likely the board will be seeking legal advice on this issue.

NEW BUSINESS

- 2024 Project; at the annual meeting the board will be looking for an Electrical Panel Project Manager. This person will be coordinating the entire project which includes things like, Gas Line Contractor to relocate the gas line, move the Spa Heater, APS Electrical Sign, etc. We have a bid from Shield Electric for \$4400. This person will report to the board.
- Change in our Ramada Cleaning Person Maria has passed the torch to her niece; Yazeni Lopez, She will be cleaning Friday afternoons, please welcome her if you see her.
- Home at 4814 N 76th Place being put up for auction, March 6, 2024 at 10:00 AM downtown Phoenix.
- Time limit for each homeowner during homeowner's forum will be 1 – 3 minutes and will be moved to the end of the regular meeting.

ADJOURNMENT (7:30 pm)