

CASITA COLONY RECREATION ASSOCIATION

ANNUAL SHAREHOLDER MEETING

February 10, 2024

CALL TO ORDER – M Bussiere, acting President

The Annual Meeting of the Shareholders was called to order on Feb 10, 2024, at 11:00 am.

ROLL CALL – M Bussiere

The Ballot Committee verified that a quorum was present, indicated by a count of more than 40 ballots received electronically and more than 40 persons present at the meeting.

INTRODUCTIONS – M Bussiere

Directors in attendance: John Baughn, Michelle Bussiere, Elizabeth Rehling

Alternate Directors in attendance: Raina Sainz, Gus Meyers

Exiting Directors: Michelle Bussiere, Elizabeth Rehling

RATIFICATION OF APPOINTMENTS – M Bussiere

Appointment of the following Directors was ratified by an affirmative count of Member hands.

- Lynn Helferich, to serve a 1-year term
- Wayne DeBus, to serve a 2-year term

APPRECIATION OF SERVICE TO BOARD MEMBERS – M Bussiere/E Rehling

Expression of appreciation to R Martin, S Tumbleston, M Bussiere, and E Rehling

BOARD ELECTION RESULTS – A Stevenson, Chair, Ballot Committee

Number of electronic ballots received: 65

Number of paper ballots received: 30

Count of votes for candidates:

- Michelle Bussiere: 40
- Karen Fleming: 60
- Ralph Whitney: 75

RECOGNITION OF NEW BOARD MEMBERS – M Bussiere

Karen Fleming and Ralph Whitney are duly elected to 3-year terms as Directors of the Board.

MINUTES OF PREVIOUS ANNUAL SHAREHOLDER MEETING – E Rehling

- The Minutes of the 2023 Annual Meeting were accepted by the Board.

FINANCIAL REPORT – M Bussiere, Treasurer

The following topics were mentioned in brief; details can be found in the financial reports posted on the website.

- 2023:

- o Operating Expenses
- o Operating Utility Expenses
- o Reserve Fund balance
- o Reserve Expenses

- 2024:
 - o Budget
 - o Planned Reserve Expenditures
 - o Planned Projects

INTRODUCTION OF COMMITTEE MEMBERS – M Bussiere

- P Meyers, Roster
- P Meyers, Email Blast
- K Fleming, Website
- G Meyers, Pool Area
- S Sumrall, Grounds
- E Rehling, Neighborhood Watch
- E Rehling, Property Maintenance (acting)
- J Baughn, Nominating Committee
- D Baldwin, Nominating Committee
- J Baughn, Home Modification
- K Baughn, New Residents Welcome
- L Helferich, Change of Ownership

HOME SALES SUMMARY -- L Helferich, Chair, Change of Ownership Committee

- Homes listed: 20
- Homes sold: 17
 - o Average sale price: \$476K
 - o 5 sold under new fee schedule
 - o 3 Developer Purchases
 - o 1 Home sold twice
- HOA Income from 17 sold:
 - o Transfer fees: \$6,400
 - o Capital Investment Fees: \$13,245

NEW HOMEOWNER INTRODUCTION -- L Helferich, Chair, Change of Ownership Committee

- Andrew & Stacey Stevenson (76th Place)
- Melissa Conti (78th St)
- Siobhan Moran (Highland)
- Franklin Zampino (Highland)
- Lisa Ann Ryan (Highland)
- Susan Jane Platner (Highland)
- Victoria Mattera (Highland)
- Tom & Randee Saldooff (Thornwood)
- Gregory Hodson & Gary McClellan (Thornwood)
- Linda Estes (Rancho Vista)

- Patrick & Peggy Dennis (Rancho Vista)
- Robin Robison & Mila Matijasevich (Rancho Vista)

COMMUNITY INPUT EXERCISES - M Bussiere, Facilitator

1. **PROJECTS & PRIORITY** – projects were identified (but not given a cost) and each Member given 4 votes to distribute among projects. The results were.

Votes / Project

29	Kitchen Sewer Line
24	Hot Water in Outdoor Shower
23	Replace Oven
15	Projector for Movie Night
13	More lighting in dark areas
9	Bocce Ball Courts
7	Wi-Fi in Common Area
5	Communication with other Villa Monterey HOA
4	Bathroom Windows
4	Benches in Coolidge Circle Roundabout
4	More Neighborhood Watch signs
3	More Historic District signs
3	Pickle Ball Court
2	Less Grass in Common Area
1	Bathroom Flooring
?	Drain for Outdoor Shower to reduce slipperiness

2. **HOW TO PAY FOR CAPITAL PROJECTS** – Members voted by show of fingers (0 fingers=against, 5 fingers=for), to show general approval for a method of paying for capital improvements (project cost was not an issue in the poll).

- **Save & Spend** (30 for, 8 against)
- **Raise Annual Dues** (18 for, 20 against)
- **Special Assessment** (12 for, 24 against)
- **Loan** (0 for, 35 against)

3. **OCCUPANCY** – Members voted by show of fingers (0 fingers=against, 5 fingers=for), to show for or against an occupancy issue. Facilitator Bussiere led the exercise.

- **CCRA is a 55 and older, owner-occupied community.** No hand-count on this because it is in our Declarations, however a lot- of confusion surrounds details of what this means.
- **CCRA does not allow renters.** No hand-count, this is in our Declarations and there is no confusion about what this means. Determining whether someone is leasing might require investigation by the Board.
- **Should owners be able to have non-owners in their home when they are not there?** Without a hand-count the facilitator observed that there is consensus from Homeowners that we should be able to have some non-owners in our homes when we are not there.
- **How many people agree they want to stay in a non-renting community?** Without a hand-count the facilitator observed that there is consensus from Homeowners that we should remain a non-renting community.
- **Noise and disturbance related to rentals such as AirBNB** is a major situation we want to

avoid – several Homeowners gave examples of how disturbing rentals can be.

- **Special cases of personal need related to non-owners in home** – a homeowner (Linda) related how a family member (son of owner's nephew) was severely injured in an auto accident and was hospitalized at HonorHealth Osborn for three months. Parents live in Tucson but needed to be nearby for his convalescence, and asked to stay in the Homeowners house. The owner said yes, the non-owners did not disturb anyone, and their occupancy was beneficial to everyone in the family including the owner. Without a show of hands, most everyone at the meeting seemed to agree that this type of non-owner occupancy, for a good cause, is okay with the community.
- **Are we good with "critical needs" situations of non-owner occupancy?** Facilitator did not count hands, but observed that those present generally agreed with how the critical need was handled.
- **But how do we know a situation is legitimate?** Another speaker asked how we can know that someone is not taking advantage of the community by having non-owners in their home? Facilitator agreed this is a difficult, "tricky, tricky" thing to determine.
- **How about bequeathing our property to our children if they are younger than 55 years?** A homeowner related the following about how they plan to bequeath their house to their children, but the children are not age 55, and owners wonder how is this handled?
 - I live on Miller Road. We moved in here about a year ago. ... We started worrying about having three children. One of them would be close to 55, but two of them are in their 30s. If something happened to us, what would, how would we be able to, you know, **how would we be able to bequeath this property to our children?** We have children that would be under 55. What would we do? This is a property that we have worked very hard for in our lives. And how are we able to make sure that they are able to ... receive the property in a will. But also would they even be able to stay here if they came to visit? If it was like a property that we kept open for our children.
 - (Facilitator: With our docs, they can inherit it, but they can't live here unless they're 55 and over, assuming there will be no 55+ resident in the future household.
- **How long can a person, or persons, stay as non-owners in the property?** Length of stay seems critically important in determining appropriateness of the stay – Is it a week? Is it a month? Is it indefinite?

Facilitator queried the crowd to determine the shape of consensus.

- **House sitter for a week?** - how many people agree you can have a house sitter for a week to take care of your plants and your dog? - raise your hands - **consensus is that a week's fine**, right. Everybody's okay with somebody staying in your house for a week to watch it while you're on vacation.
- **House sitter for two weeks?** - how about two weeks? Can they stay two weeks? Okay we're again looking around. **That's the consensus: we can do two weeks.**
- **House sitter for a month?** - how about a month? Can someone stay for a month? okay well now, there are fewer hands **for a month, so less a clear consensus.**
- **House sitter for three months?** - how about for three months? okay even fewer hands, so much less a consensus.
- **House sitter for six months or longer?** - how about for six months? How about for a year? Okay, so **there's no consensus for this long a stay.**
- **There's a sweet spot somewhere around three months (90 days) (JB).** However, that is gonna have to be determined by the community in a clear way. What do we

want as a community?

- **How long can a young household resident (age 19 to 55 years) stay when all the 55+ owners are away (on vacation, on business, hospitalized, etc.)?** This is a different question than a non-owner staying when the owners are away. The non-owner has somewhere else to live, but the household resident does not have somewhere else to live, and this is an important aspect of the difference. Can our age 19 to twenty-something children who permanently live with us, stay in the house when we are away for extended periods?
 - **Do we want them living here without the 55+ person for a week?** Show of hands – we have consensus – **yes it is okay if they stay for a week without the 55 and over.**
 - **Do we want them living here without the 55+ person for two weeks?** Raise your hands. You're okay with two weeks? **Yes. We can handle 20 -year -olds two weeks.**
 - **What about a month? Is it still okay?** Indeterminate response
 - **Is it okay if an adult child is in the home without the 55+ owner, for over 4 to 6 months at a time?** We have a couple of these situations in the community. So can the parents travel for 4 to 6 months and leave their son or daughter in the home? Show hands for six (6) months. How many people think, no.? **Hands show consensus that, no, that's not okay.** Even one of the parents says no, not okay.
- **Is it okay if the board requires registration of occupants in a property?** If you are going to have somebody stay in your home for say a month or longer, should that person get registered with the board so that we know who's there, so we can address issues that might come up? How many people think that sounds like a good idea? Very good idea. **Okay, there's consensus that registration is okay.**

CALL FOR VOLUNTEERS – E Rehling

- This is a perfect opportunity for those who might be interested in either joining a committee, heading a committee, or helping on a committee. We really need your help.
- Any committee you might be interested in joining, or just have some questions on it, put your name and telephone number on the table with the committee folders.
- A lot of these already have a leader, but maybe you want to co-lead. Think about being on the board.
- New homeowners who want to be active? It's a great way to meet people, to be involved in the community.
- We've got 12 different opportunities in the following areas. If you're interested, please sign up.
 - projects,
 - home modification,
 - new residents welcome,
 - coffees,
 - pool area,
 - change of ownership,
 - nominating committee,
 - property maintenance,
 - common grounds,
 - website,
 - roster,
 - e -blast

WRAP UP

Thanks for attending! February Board Meeting begins in 20 minutes.

ADJOURNMENT

John Baughn
Secretary
CCRA