

CASITA COLONY RECREATION ASSOCIATION
EXECUTIVE SESSION of the BOARD OF DIRECTORS
June 19, 2024

CALL TO ORDER

An Executive Session was called to order on June 19, 2024, at 6:00 PM, by Board President Fleming, to discuss a Rules Infraction Letter to be sent to a Resident.

ROLL CALL Directors in attendance: Fleming, Whitney, Debus, Helferich, Baughn

NOTE

It was noted that Executive Sessions of the Board do require that Minutes be taken, but redacted to protect private information. The Board Secretary agreed to prepare such minutes for executive sessions of 5/14/2024 and 6/19/2024.

THE VIOLATION

A property was reported in violation of the RV restriction in our CCRA Declarations, by having an RV parked in the driveway on several occasions during the past year.

DISCUSSION OF VIOLATION NOTIFICATION LETTER

Board members met with Owner to notify of violation of the restriction that RV's cannot be parked on the lot or the street. Homeowner cited the belief that 72 hours of parking were allowed. Board members noted that 72 hours is a City of Scottsdale time limit, but that neither the VM3 Declarations nor the Rules & Regulations allow any period of time for parking of an RV.

Directors agreed that the intent of the restriction is to keep VM3 from becoming an "RV Village" with unsightly street and/or driveway parking of RV's. Defaulting to the Scottsdale 72-hour limit and City processing of violation was not felt to be as prompt as desired by VM3, hence the restriction in our community documents.

A Board Director reviewed RV restrictions in other Villa Monterey units and reported that, while all had rules to prevent unrestricted parking, all allowed for a period of "loading and unloading," during which an RV could be "briefly" parked on the lot or street. The length of allowed load/unload period varied.

In addition, the Director reported that a national association for RV's publicized that planned communities typically allowed 72 hours of parking for loading and unloading.

Director displayed a proposed courtesy letter to be sent, detailing the violation penalty, but allowing temporarily for a 24-hour period of loading/unloading, with no more than one load/unload action per seven days. The letter stated that next violation would incur a \$50 fine per day, and that there would be no more courtesy notices.

Directors agreed that the allowance for a load/unload was to apply only to that property and incident, and that Homeowner discussion and input would be needed before any general change of rules.

BOARD ACTION

Directors approved the contents of the letter, and approved sending the letter.

ADJOURNMENT

John Baughn
Secretary, CCRA