

**CASITA COLONY RECREATION ASSOCIATION  
REGULAR MEETING of the BOARD OF DIRECTORS**

**September 12, 2024**

**CALL TO ORDER (6:00 PM)**

A Regular Meeting of the Board of Directors was called to order on Sept 12, 2024, at 6:00 PM, by Karen Fleming.

**ROLL CALL**

Directors in attendance: Fleming, Whitney, Debus, Baughn

**MINUTES (6:03 PM)**

- Minutes of the May 14, 2024 Regular Board Meeting were approved by the Board.

**TREASURER REPORT (6:05 PM)**

- Treasurer DeBus presented the financial Report for May thru August, 2024.

**Committee Reports**

- **Ownership Admissions work moved to Patricia Reasbeck in mid-August**
- **Ownership Admissions - one new resident (P. Reasbeck)**
- **Home Modification (J. Baughn) reviewed volume by year (approx. 15 mods per year)**
- **Property Maintenance (R. Whitney)**
- **Neighborhood Watch (E. Rehling)**
- **Palm Tree Trimming (E Rehling)**

**Old Business**

- **Capital Projects report & status of three** capital projects (Whitney)
- **Two capital projects** were completed this summer:
  - 1) The first project was to modify the gates at the pool area so that one can exit without a key. This upgrade makes the HOA compliant with Scottsdale's statutes.
  - 2) The second was to repair and replace a good deal of the plastic drain covers.
- Ralph walked through **three** upcoming capital projects:
  1. Brackets for the Ramada curtains;
  2. Oven replacement;
  3. Applying a substance to the Ramada floor to make it less slippery.

**New Business**

- **Reserve Fund presentation (dues increase will be needed in coming years to meet our 70% funded status)** Wayne DeBus also discussed our reserve fund. Notably, 54% of it is funded. The recommended goal is 70%. John Baughn and Wayne DeBus presented an overview of the new reserve fund tool. The examples included a 4% annual raise in fees. The new tool adjusts for inflation.
- **Discontinue stock certificate (K. Fleming). Action: Board voted to explore all changes needed in our governing docs if this is done.**

**Homeowners Open Forum**

- **Russell Martin presented his opinion that the Board's recent executive sessions were illegal.**
- **Sheri Novak presented her opinion that any waivers by Board are illegal.**

**ADJOURNMENT (8:00 PM)**

John Baughn, Secretary, CCRA

**EXECUTIVE SESSION: After the Adjournment, the Board went into a closed Executive Session to discuss appeals by resident owners to recent notifications of rule violations.**

<b>CCRA Board Meeting</b>	Date: <u>SEPT 12, 2024</u>			
President > Karen Fleming <input checked="" type="checkbox"/>	Director > Lynn Helferich <input type="checkbox"/>			26 attending
Vice President > Ralph Whitney <input checked="" type="checkbox"/>	Secretary > John Baughn <input checked="" type="checkbox"/>			
Treasurer > Wayne DeBus <input checked="" type="checkbox"/>	Alternate Director > Gus Meyers <input type="checkbox"/>			
	Alternate Director > Raina Sainz <input type="checkbox"/>			

Attendee	Address	Board	Resident	Guest
<u>PENELOPE MEYERS</u>	<u>7705 E HIGHLAND</u>		<input checked="" type="checkbox"/>	
<u>GUS MEYERS</u>	<u>" " "</u>		<input checked="" type="checkbox"/>	
<u>BRIAN MILLEA</u>	<u>4726 N 76<sup>TH</sup> RD</u>		<input checked="" type="checkbox"/>	
<u>Michelle Bussiere</u>	<u>4811 N Miller Rd</u>		<input checked="" type="checkbox"/>	
<u>Elizabeth Rehling</u>	<u>7730 E. Rancho Vista</u>		<input checked="" type="checkbox"/>	
<u>Bilva &amp; Mallie Swamy</u>	<u>7714 E Thornwood</u>		<input checked="" type="checkbox"/>	
<u>Linda Estes</u>	<u>7706 E Rancho Vista Dr</u>		<input checked="" type="checkbox"/>	
<u>USA Ryan</u>	<u>36716 Highland</u>		<input checked="" type="checkbox"/>	
<u>Lay DeBus</u>	<u>7659 E. Thornwood Dr</u>		<input checked="" type="checkbox"/>	
<u>STACY STEVENSON</u>	<u>4723 N. 76<sup>TH</sup> RD</u>		<input checked="" type="checkbox"/>	
<u>Andy Severson</u>	<u>" " "</u>		<input checked="" type="checkbox"/>	
<u>Kim Whitney</u>	<u>7729</u>		<input checked="" type="checkbox"/>	
<u>Dan Fleming</u>	<u>7655 Highland</u>		<input checked="" type="checkbox"/>	
<u>Cyndi Johnson</u>	<u>7661 E Highland</u>		<input checked="" type="checkbox"/>	
<u>Donna Baldwin</u>	<u>7746 E Highland</u>		<input checked="" type="checkbox"/>	
<u>Sher Novak</u>	<u>7715 E. Highland</u>		<input checked="" type="checkbox"/>	
<u>Russell Martin</u>	<u>7715 E. Highland</u>		<input checked="" type="checkbox"/>	
<u>Kathryn Baughn</u>	<u>7646 E. Highland</u>		<input checked="" type="checkbox"/>	
<u>NANE BOTHA</u>	<u>7660 E Highland</u>		<input checked="" type="checkbox"/>	
<u>Stan Weinstein</u>	<u>7657 E. Rancho</u>		<input checked="" type="checkbox"/>	
<u>Betty Freese</u>	<u>7655 E. Rancho Vista</u>		<input checked="" type="checkbox"/>	