

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

**November 12, 2024**

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

Directors Fleming, Whitney, Baughn, Meyers (Alternate), and Platner (Alternate) were in attendance.

President Fleming extended a special thank you to Susan Platner for volunteering to join the Board as an Alternate Director.

Minutes of the Oct 8, 2024, Regular Board Meeting were presented and approved by the Board.

Financials for October, 2024, were presented by Treasurer DeBus and accepted by the Board.

The Board approved Susan Platner as Alternate Director, upon nomination by Karen Fleming on behalf of the Nominating Committee.

As Old Business:

- Capital Projects were presented by Vice President Whitney.

As New Business:

- The results of the Q4, 2024, HUD/HOPA Age Occupancy Survey were presented by Secretary Baughn – we had 97 survey responses. (Our total 124 lots has 119 occupied properties). Including the driver license verifications obtained thru title changes, a total of 104 lots are certified as being occupied by at least one age 55 or older person, giving 87.4% occupancy. This is well above the HOPA requirement of 85%. The plan is to perform future surveys at the Annual Meeting, for convenience. HUD/HOPA requirement is to resurvey every two years.
- The Annual Budget for 2025 was presented by Treasurer DeBus, and vote to approve was postponed until after the consideration of a Dues increase proposal for year 2025.
- President Fleming discussed the justification for an Increase in Homeowner Dues, to begin in January, 2025. Aging of pool and spa components is one major factor, and inflationary increases in the cost of electric power, water, and gas for heating pool and spa were other primary factors. The Board voted unanimously to increase membership dues by 10% (new amount of \$649.00) for year 2025 and following.
- After the dues increase was approved, the Board voted to approve the 2025 Annual Budget, which includes the increased amount of \$649.00 for Membership Dues. This new amount will be due and payable on Jan 1, 2025, for the coming year.
- Vice President Whitney presented a proposal to engage the legal services of Shaw & Lines, LLC, to review the “Legal Forms of Home Ownership” in our Rules & Regulations, for enforceability, and to add language empowering the Board to perform background checks as part of title changes and occupancy changes. The Board approved \$1,100 max for the legal engagement.
- Agenda item “Proposed Changes to Rules & Regulations” was not addressed because of lack of time

The meeting adjourned at approximately 8:45PM.

John Baughn, Secretary, CCRA

**CCRA Board Meeting**

Date: NOV 12, 2024

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President > Karen Fleming

Secretary > John Baughn

Attendee Ct: 24

Vice Pres. > Ralph Whitney

Director at Large > vacant

Treasurer > Wayne DeBus

Alt Director > Gus Meyers

Alt Director > vacant

<u>Attendee</u>	<u>Address</u>	<u>Resident</u>	<u>Guest</u>
STACEY STORANSON	4723 N 76 <sup>TH</sup> PL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michelle Bossary	4811 W Miller Rd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kay DeBus	7657 E, Thornwood Dr	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kathryn Baughn	7646 E Highland Ave	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JESSE SHINZ	7643 E HIGHLAND AVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larry Mithelman	4736 N 76 <sup>TH</sup> PL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GUS MEYERS	7705 E Highland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda Estes	7706 E Rancho Vista Drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ROB EDENS	7718 E THORNWOOD DR	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dale Freese	7655 E Rancho Vista	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Susan Platner	76 Highland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Donna Baldwin	7746 Highland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elyse K Rehley	7730 E Rancho Vista	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mary Catherine Cook	7637 E Rancho Vista	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vivian Wagner	7633 E Rancho Vista	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sher Novak	7715 E Highland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugenie Royal	7727 E Highland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DIANE BOTICA	7660 E Highland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CRIS COLORE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELAINE BURNS	7658 Highland	<input checked="" type="checkbox"/>	<input type="checkbox"/>