

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

December 10, 2024

The Regular Meeting was called to order on Dec 10, 2024, at 6:00 PM, by President Karen Fleming.

Present were Directors Fleming, Whitney, DeBus, Baughn, plus Alternates Meyers and Plattner.

- Opening the meeting, President Fleming extended a special thank you to the Social Committee for an excellent holiday party.
- The Minutes of the Nov 12, 2024, Regular Board Meeting were presented and approved by the Board.
- Social Committee Chair Penelope Meyers warmly thanked the Social Committee members for their time and effort on the holiday party, and remarked about the spirit and smoothness by which it all came together. She reported lots of appreciative feedback from the attending 61 residents who enjoyed the party.
- Financial details for November, 2024, were presented by Treasurer DeBus, along with discussion of some overages. The report was accepted by the Board.
- President Fleming pointed out the new “Proven Vendors” list on the VM3 webpage, indicated by a power-tool-in-hand, Rosie-the-Riveter image on the landing page. These are vendors that have provided satisfactory services for homeowners. They are not a formal “recommended list”, since the Board does not legally want to recommend professional services as a practice.

Old Business:

- Update to the Ramada Heating capital project was presented by Vice President Whitney. Subsequent to the November meeting which discussed the possible project with a first estimate cost of \$14,000, a second quote for the radiant heating solution was secured, which lowered the bid to \$6920.00. An alternate pellet heating system was considered, but it involved manual effort and handling of fuel, so did not generate much support. The issue of secure switching for the radiant electric solution was discussed and it was felt that a reasonably secure means of operation would be found. The manner of approval (via Board vote versus Membership vote) was also discussed.
- After the Treasurer judged that funds could be found to support the project, the consensus from the Board and a raucous audience was to move forward. After discussion, the Board unanimously approved the radiant heating solution project with a budget of \$7000 plus 10% contingency, which would be \$7,700.
- The Shaw & Lines consult regarding “Legal forms of Home Ownership” was updated by Vice President Whitney. The proposal sent to Shaw Lines contained more work than initially thought, and the law firm requested \$400 more to complete the scope of the work. The Board unanimously approved the increase, revising the total cost to \$1,500.00.

New Business:

- Proposed changes to the CCRA Rules & Regulations were presented by President Fleming, with credit to Secretary Baughn for wordsmithing the changes to existing language in the document. A working copy with highlighted yellow changes was available at the meeting and on the website.
 - An introduction was added to Section 1 (Property and Maintenance) to reflect our community value for maintaining a “clean and uncluttered” neighborhood.
 - Specific types of deterioration were discussed.

- o Carport recycle and garbage bins were addressed by a rule change that would allow bins to be kept inside a pre-approved “bin storage cabinet” of specified maximum size and color that matches house trim and/or body colors, and which would be located at the back wall of the carport, behind any parked car. Both bikes and a bin storage cabinet would not be approved, to prevent clutter. Discussion showed approval for the bin storage.
- o An explicit allowance for RV and Camper Temporary Loading and Unloading was added to the Rules, to reflect common practice.
- o Dates for invoice due date and late date were modified for clarity and accuracy.
- o Late payment penalty was set to 10% of annual amount, or \$64.90, in the rules.
- o The Recreation Area Rules were updated for language regarding service animals.
- o A new “schedule of fines” Section was added, with subsection explanations for clarity, and with linkage of each penalty item to the rule to which it pertained.
- o Items in the Rules & Regulations were renumbered for clarity of reference, with no change to their meaning.
- o A motion was made to adopt all the proposed rules changes, and was approved by a unanimous vote of the Board.
- The Annual Packet was presented by Secretary Baughn.
 - o The packet will be emailed and hand-delivered by mid-December.
 - o It will describe the ballot items, and instructions for submitting the ballot (the Ballot will include two items of minor change to language of Declaration of Restrictions).
 - o Explicit acknowledgment was made that no candidates have stepped forward, so no Board election will be included in the ballot unless candidates step forward at the last minute.
 - o At the Annual Meeting, the important 2024 year-end financials, 2025 annual budget, and the 2025 Reserve Fund will be presented.
 - o The packet will document projects completed in 2024, plus those planned for 2025, and will include pictures.
- A suggestion was made to have a community drive to collect donations to go toward helping dog and cat shelters. President Fleming will take the lead to explore the option.
- President Fleming discussed that the Board ideally consists of five elected Directors. Currently the Board has four Directors via election or appointment, plus two appointed Alternates who serve as needed to provide the required five Director quorum. She solicited homeowners to help publicize the need for new involvement with the Board, and reminded that any Board member can be contacted with information or names of possible candidates.
- Secretary Baughn noted that the Board has worked hard during 2024 on issues involving community values, and how to clarify them thru actions on rules. Vice President Whitney expressed it as a resolving of a built-up backlog of property maintenance issues, rules issues, and financials of the Reserve Fund – things that were not resolved because of a lack of full Board membership.
- Franklin Zampino, Villa Monterey III’s resident photographer, showed the first few of many pictures of the holiday party that he photographed, when the power feed was interrupted.
- You can see Franklin’s photos posted to the landing page of the website.

The meeting adjourned at approximately 6:55 PM.

John Baughn,
Secretary,
CCRA

