

**CASITA COLONY RECREATION ASSOCIATION
MINUTES - REGULAR MEETING of the BOARD**

Tuesday, January 14, 2025

Call To Order - Jan 14, 2025, at 6:00 PM, by President Karen Fleming.

Roll Call - Directors Fleming, Whitney, DeBus, Baughn, plus Alternates Meyers and Platner were present.

Quorum - confirmed.

- President Fleming opened the meeting with a special thanks to Ralph Whitney, Gus Meyers, and Sherrie Novak for their work to complete the radiant heating project. Sherrie played an essential role in knocking the pricing down to an acceptable level, making the project financially feasible, while Gus and Ralph juggled the material and contractor phases. The radiant heater is now in place and in use.
- Minutes of Dec 10, 2024, Regular Meeting were presented by the Secretary and approved by the Board.
- Financials for December, 2024, were reviewed by Treasurer DeBus and accepted by the Board.
- Committees
 - Webmaster – President Fleming announced that Dan Fleming has assumed the responsibility of maintaining our website. Applause to Dan for stepping forward to serve the community.
 - Neighborhood Watch – Elizabeth Rehling announced that Neighborhood Watch will hold its popular outreach/informational meeting at our Ramada on Thursday, March 6, 2025, at 5:30PM. This is something of a VM3 tradition, marking our close relationship with the City of Scottsdale in general, and with the Neighborhood Watch program in particular. An informational flyer will be distributed with details.
 - Property Maintenance – Ralph Whitney reminded everyone of the Home Repair email blast of January 6, 2025, which points out typical types of property aging. Most houses are in good repair, but several are in need of maintenance and will receive attention this year.
 - Nominating Committee – President Fleming announced that a candidate has stepped forward to run for the vacant position of Board Director, and that a ballot will be prepared for electronic (email) and manual voting, in time for the Annual Shareholder Meeting on Saturday, Feb. 8, 2025. Our By-Laws allow candidates to declare themselves no later than 15 days before the Annual Meeting.
- New Business
 - Ramada Heaters ARE INSTALLED and WORKING!
 - Total cost was \$6242 (\$3200 labor, \$3042 hardware).
 - Ralph demonstrated operation of the heaters.
- Old Business
 - Secretary Baughn discussed three new internet links recently added to the website “Home Maintenance” tab. These point to City of Scottsdale historic preservation resources: 1) the city program, 2) the Villa Monterey Historic District guidelines, and 3) the city codes specific to historic preservation.
 - Motion to change Rule & Regulations, Section 2 – Home Modification – garage enclosure.
 - Move to delete the rule stating that a carport enclosure into a garage will be approved, and to add rule stating that carport enclosure into garage will not be approved. The reason behind change is that City of Scottsdale planners will not approve such garage enclosures in VM3, since the open carports of Villa Monterey are a defining historical characteristic of the community.
 - Motion was approved by the Board.
 - Motion to change Rule & Regulations, Section 4 – Recreation Area Facilities.
 - To enhance ease of reference, the rules and informational statements of this section were rearranged into categories and renumbered, without changing content of each statement
 - Motion was approved by the Board.
- Homeowners Forum
- Adjournment at 6:40PM.

John Baughn,
Secretary, CCRA