

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

**April 08, 2025**

**Call to Order**

The Board of Directors meeting was called to order at 6:00 PM, by VP, Ralph Whitney.

**Roll Call**

Directors in attendance: Ralph Whitney, John Baughn, Wayne DeBus, Susan Platner and alternate Board member, Gus Meyers. Karen Fleming was excused.

**Special Thank You**

Ralph extended a special thank you to Steve and Luke Sumrall who replaced landscaping rocks around the pool/ ramada area. He also thanked Coleen Klapac, Laura Perkins and Karen Fleming for a successful coffee hour event on March 29th.

**Minutes**

Wayne made a motion to approve the March 11, 2025 meeting minutes, John seconded and all approved.

**Treasurer Report**

- Financials for March 2025, were presented by Treasurer, Wayne DeBus. The HOA annual insurance premium is \$2,957.00/ \$200.00 lower than last year. Fountain maintenance was higher because of purchase of additional supplies. Wayne motioned to approve, John seconded and all approved.

**Committee Reports**

- Palm Tree Trimming- Ralph presented a comparison rate for this years' trimming to be done in June.

CCRA received a firm quote from Creative Arbor Care. Quote for CCRA common area is within \$10 of Tree Time Design's 2024 price. Quote for CCRA residents is 26% less, with Mexican Fan Palms \$65 ea vs \$90.

Ralph contacted Tree Time Design to inform them that we are soliciting quotes from other palm tree trimming companies to attempt to save money. Tree Time Design did not wish to lower their prices. Last season there were a number of palm trees that sprouted seeds, including Ralph and Karen's palm trees. At the time, Ralph was not able to get in contact with Tree Time Design to re-trim his palm tree.

Both Karen and Ralph used Creative Arbor Care to trim their palm trees with success. However, one resident was not able to get in contact with Creative Arbor Care to re-trim her palm tree.

There was discussion concerning Creative Arbor Care's ability to handle the size of the job.

A motion was passed to switch to Creative Arbor Care.

**Old Business**

Gus provided an update on the Non-Slip Ramada and Bathroom Floors project.

The Ramada floor non-slip floor coating was completed by Custom Concrete Design for \$1,277.75.

Custom Concrete Design also applied the same non-slip floor coating to the bathrooms floors as a test without success. The coating is bubbling.

Larry is testing a couple of other non-slip floor coatings on a sample of the bathroom floor tile. Once the correct coating is found, it will be applied to the bathroom floor.

Larry provided an update on the Bocce Ball Court project.

After last month's board meeting approval of the project, the project team discovered some concerns with the project:

- A 5'4" width was deemed too narrow for play.
- A wood border may not be a long term solution.
- The gap between the two shuffleboard courts was considered a trip safety hazard.

The project team decided to:

- Fill in the gap with a special concrete mix
- Lay down a concrete border as a more permanent solution
- Expand the width from 5'4" to 7'5"

These changes increased the original budget by \$525.

There was discussion regarding whether the whole community was aware of the project and whether a majority approved of it.

Multiple residents responded that the project was discussed at the annual meeting with overwhelming support from the attendees, with close to half of the community in attendance.

Gus made a motion to approve an additional \$525 for a total expenditure of \$2,675.00 for the project. Wayne seconded and all approved.

### **New Business**

Susan suggested that the annual insurance premium and coverages be reviewed with the agent for liability and Directors and Officers coverage for this current renewal period. Elizabeth Rehling and Susan agreed to meet with the agent to review and report back to the Board.

Elizabeth suggested that all Board members look into their personal insurance for additional coverage.

### **Homeowners Open Forum**

Neighborhood citrus removal must be completed by April 30th.

Concern expressed that special projects have not been presented to all homeowners for approval.

### **Adjournment**

Ralph motioned to adjourn the meeting,

Gus seconded Meeting adjourned at

7:04 PM

Susan Platner, Secretary, CCRA