

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

September 9, 2025

Call to Order

The Board of Directors meeting was called to order at 6:01 PM, by VP, Karen Fleming.

Roll Call

Directors in attendance: Ralph Whitney, John Baughn, Wayne DeBus, Susan Platner and Karen Fleming.

Special Thank You

Karen extended a special thank you to Dan Fleming for removing the dead portion of the large cactus at the pool area.

Minutes

Susan reviewed the minutes from the May 13, 2025 Board meeting and they were approved.

Treasurer Report

Financials for August 2025, were presented by Treasurer, Wayne DeBus. Seven homes have been sold since Jan. 1 with the funds each going into the working capital account. The palm tree trimming (\$3000) was overlooked in the 2025 budget. Wayne motioned to approve, John seconded and all approved.

Committee Reports

Social event - Kay DeBus reported on the 4th. of July Splash BBQ event that was enjoyed by all who attended. The fireworks were great. It was very hot and the committee is considering an ice cream social instead for next year.

Project status - Ralph reported on the non-slip floors project. After approval another option was found that was less expensive. The vendor is coming back at the end of September to complete.

Hot water for the bathrooms/ showers are being considered and the Board has obtained a few bids.

Xeriscape at the west wall of the pool area is being considered because there is damage from the sprinklers. Option of adding granite rocks with a 6 ft. border.

The west wall and the grass area next to the ramada area are being considered for replacement with granite. The city of Scottsdale has a rebate program for consideration.

Old Business

- A. Insurance policy review- John and Susan met with the VMIII insurance broker from State Farm to review the coverages for the Association. Under consideration are to add a Fidelity Bond and increase in liability limits.
The Broker suggested adding caution signage around the Bocce ball court and pool.
- B. Coolidge Street Fountain entrance -Much discussion regarding necessary improvements needed. The fountain is 75 years old and any changes would need approval from the City. The area is owned by VM 2 but VM 3, 4, 5 contribute to the maintenance. VM 3 would like to explore the creation of a legal document for maintenance with VM 3, 4, 5.

New Business

- A. City requirements in re: garbage/recycle bins. Karen reported that the City has requested that our Association participate in a survey regarding our manual collection service. They are wanting to propose larger bins so collection could be automated. We will request a special meeting with the city participating to explain the issue/ options.
- B. Marijuana smoke/use in the pool area. The Board deferred discussion to do more research.

Homeowners Open Forum

Steps into the pool are in need of cleaning, options are being considered to reseal/add stop rock.

Umbrellas / cover for BBQ need replacement.

Lights for the Bocce Ball Court were discussed as well.

Adjournment

The meeting was adjourned at 7:40 PM

Susan Platner, Secretary, CCRA