

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

October 14, 2025

Call to Order

The Board of Directors meeting was called to order at 6:04 PM, by VP, Karen Fleming.

Roll Call

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

Special Thank You

Karen extended a special thank you to Gus Meyers for installing 4 new solar lights at the Bocce Court. Dan Fleming has agreed to be the Bocce Monitor for two upcoming Wednesdays in October.

Minutes

Susan, secretary, reviewed the minutes from the September 9, 2025 Board meeting. Ralph motioned to approve, John seconded, all approved.

Treasurer Report

Financials for September, 2025, were presented by Wayne, Treasurer. Wayne motioned to approve, John seconded and all approved.

Committee Reports

- A. Social event - Jackie Moran reported on the upcoming Halloween Party plans. Food included in the \$3./person, \$5./couple admission. Prizes for best costumes. Looking forward to a good turn out and fun evening.
- B. Project status - Ralph reported on the non-slip floors project as peeling has occurred. Working with the contractor for a solution.

Ralph provided the 2026 proposed project list. Xeriscape at the west wall of the pool area is being considered because there is damage from the sprinklers. Three options of adding granite rocks with a 3 ft. border (\$1475.), 6 ft. border (\$2200.) full area (\$4425.) After taking a straw vote of homeowners present, Ralph moved to go with option 2 (\$2200.), John seconded and the Board approved.

Pool/spa items- hot water in restrooms / showers being considered.

Bocce ball lights were installed for \$275. thanks to Gus.

- C. Nominating - John Baughn and Wayne DeBus Board terms are expiring in February. Wayne will run again, John will not. John has been the architectural committee chair so another Board member will need to take on that responsibility.

Old Business

- A. Karen reported on the trash/recycle bin orders for the City of Scottsdale for the VM III residents. To date 81 out of 120 have responded.
- B. Insurance policy review- John presented the need to add a fidelity bond to the VM III insurance coverage. To add \$100K in additional coverage is \$348/year. Ralph made a motion, John seconded and all approved.
The Broker suggested adding caution signage around the Bocce ball court and pool.

- C. Tobacco/ Marijuana use - AZ state Laws apply to this in the common areas of the Association. VM III does not have a “no smoking policy.” John made the motion to establish a “no smoking policy. Karen seconded and motion passed, 4 to 1.

New Business

- A. A homeowner suggested possibly having a group purchase of sump pumps (this would not be part of the Board duties).
- B. Rummage sale for VM 2, 3, 4, and 5 scheduled for Saturday, October 18, 2025. Individual homeowners participating.

Homeowners Open Forum

Neighborhood Watch concerns were presented. Questions on rules regarding residency in the homes when there is a change in occupancy.

Adjournment

The meeting was adjourned at 7:44 PM

Susan Platner, Secretary, CCRA

Oct. 14, 2025
Board Meeting
Attendance

1. Jesse Sany
2. Aurea Flores
3. Donna Baldwin
4. Elyhell Rehley
5. Kay DeBus
6. MAYLENE Lemben
7. Harry WINDNER
8. Gas MEYERD
9. Dan Fleming
10. TOM MILLER
11. JACKIE MORAN
12. Betty Freese
13. Cindy Johnson
14. Kim Whitney
15. Ralph Whitney
16. John Baughn
17. Karen Fleming
18. Susan Platner
19. Wayne DeBus