

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

November 11, 2025

Call to Order

The Board of Directors meeting was called to order at 6:03 PM, by President, Karen Fleming.

Roll Call

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

Special Thank You

Karen extended a special thank you to Jackie Moran for leading the Halloween Party event.

Minutes

Susan, secretary, reviewed the minutes from the October 14, 2025 Board meeting. Susan motioned to approve, Ralph seconded, all approved.

Treasurer Report

Wayne, treasurer, reported that the Association financials are on budget through October. Wayne motioned to approve, John seconded and all approved.

Committee Reports

- A. Social event - Jackie Moran summarized the very successful halloween party event. The committee spent \$128. and collected \$98. so the cost was \$30. Decorations were purchased that can be used in the future. She thanked Frank for his photo booth and giving an opportunity for all those in attendance to have their pictures taken. Most people dressed in costume and prizes were awarded after voting from the judges. About 50 people attended. It was a very fun evening.
- B. Project status - Ralph reported on the 2026 project list. The non-slip floors still have some peeling and we are working with the contractor for a solution.

Xeriscape at the west wall of the pool area with the 6 ft. border (\$2200.) will be completed this year.
- C. Property maintenance - The recent rains have caused weeds to return. Ralph and Karen toured the community and found 11 yards that need major weed removal. Ralph and Dale have volunteered to assist these homeowners to remove.

Ersland Touch can provide 2 services - weed removal for \$60 and herbicide treatment for \$75.

Old Business

- A. Ralph reviewed the Tobacco/ Marijuana use - AZ state Laws apply to this in the common areas of the Association. VM III established a "no smoking policy" at the last Board meeting, which has been added to the Rules & Regs.

New Business

- A. John reviewed the reserve budget which is 70% funded. With the assumed inflation rate of 2.5% moving forward, the assessment would increase by that amount starting in 2027 and thereafter. The proposed 2026 budget assumes no assessment increase with the sale of 9 homes.

- B. Neighborhood Watch - We will send out an inquiry regarding the lock box program to allow police/ fire emergency access to a home in the program. There is a need for emergency contact information for some of the homes in the community.

Homeowners Open Forum

The city of Scottsdale plans to deliver the new trash/ recycle bins to the community by the end of the year.

Finally Fridays have resumed; the next one is November 21.

Adjournment

The meeting was adjourned at 6:37 PM

Susan Platner, Secretary, CCRA