

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

**December 9, 2025**

**Call to Order**

The Board of Directors meeting was called to order at 6:04 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 Dale Freese for assisting with the palm tree trimming and weed removal at individual properties.

**Minutes**

Susan, secretary, reviewed the minutes from the November 11, 2025 Board meeting. Wayne motioned to approve, John seconded, all approved.

**Treasurer Report**

Wayne, treasurer, reviewed the November Balance sheet. The 2026 annual assessment invoices will be sent out next week and the assessment remains at \$649.00. Wayne motioned to approve, Ralph seconded and all approved.

**Committee Reports**

- A. Social - Jackie Moran reported that there will be a lamp post decorating contest. Judges will walk the community on December 18. The next night on December 19 will be the holiday addition of Finally Fridays where prizes will be awarded to the winners of the decorating contest. Attendees are encouraged to bring an appetizer or cookies and BYO. Eggnog will be offered. Karen extended a thank you to Dan Fleming for decorating the ramada with holiday lights.
- B. Project status - Ralph reported on the project list. Gus reported that the ramada floor will remain as coated. The bathrooms ( which were not included in the cost) and ramada floors are safety compliant. The west ramada wall project will be completed by the end of the year as the vendor is behind schedule. Hot water for the restrooms is being considered for 2026. Pool expenditures are projected to be higher in 2026.
- C. Nominating - Wayne DeBus and Dale Freese have agreed to run for the two open positions on the Board for the 2026 election.
- D. Property maintenance - Ralph reported that all residents have complied with weed notifications.

**Old Business**

- A. 2026 annual assessment will remain at \$649.00

**New Business**

- A. Wayne reported on the proposed 2026-2027 budget. Money collected at social events are recorded in social events expenditures. Karen proposed the budget line item for social events be increased to \$2000.00. Ralph motioned to approve the proposed budget with the social event modification. Wayne seconded and all approved.

- B. Ownership transfer - Association collects \$2000.00 when a home changes ownership. A transfer fee cannot be collected when home ownership changes between family members and no money is exchanged.
- C. Removal of "Designated shareholder" concept in Association governing documents. John recommended that our documents be modified to remove "designated shareholder" in order to follow AZ state law which states that votes per household are pro-rated, totalling 1 vote per household. This language change will be presented for a member vote at the upcoming annual meeting.

### **Open Forum**

No comments were presented from homeowners present.

### **Adjournment**

The meeting was adjourned at 7:18 PM

Susan Platner, Secretary, CCRA