

**CASITA COLONY RECREATION ASSOCIATION**  
**REGULAR MEETING of the BOARD OF DIRECTORS**  
**January 13, 2026**

**Call to Order**

The Board of Directors meeting was called to order at 6:02 PM, by President, Karen Fleming.

**Roll Call**

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

**Special Thank You**

Karen extended a special thank you to Jackie Moran for organizing the Friday Holiday Party. Also to Frank Zampino for his photos of the event.

**Minutes**

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

**Treasurer Report**

Wayne, treasurer, reviewed the December Balance sheet. Several homeowners prepaid their 2026 assessment in December. Office expenses and the entry Fountain (water use and repairs) were higher than budgeted. Susan motioned to approve, Karen seconded and all approved.

**Committee Reports**

- A. Project status - Ralph reported on the project list. The west wall project has been delayed as Ersland Touch responded to individual homeowner requests over completion of the project.
- B. Nominating - Wayne DeBus and Dale Freese have agreed to run for the two open positions on the Board for the 2026 election, as there was no change in candidates running. Karen noted that the election/voting will begin on January 30, 2026 .

**Old Business**

- A. Removal "designated shareholder" concept from all VM III Governing Documents. John discussed share holder vs. owner language and the proposed change to "owner language" to be voted on at the annual meeting.
- B. Recycle/ Garbage Bin update. Karen attended a meeting requested by the City of Scottsdale for all Villa Monterey Boards on January 9, 2026. The City announced they cannot obtain the 24-gallon bins without wheels. In conjunction, the City requests we move to 48-gallon containers and automated pick-up. No homeowners present at the meeting support the 48-gallon containers. A second meeting will be held. So, the project is stalled; recycle/garbage pick-up will remain as-is for the time being.

**New Business**

- A. No items were discussed.

**Open Forum**

Question regarding the need to bring hot water to the Ramada bathrooms.  
Be aware of coyotes in the neighborhood as this is their mating season.

**Adjournment**

The meeting was adjourned at 6:48 PM  
Susan Platner, Secretary, CCRA