

CASITA COLONY RECREATION ASSOCIATION
REGULAR MEETING of the BOARD OF DIRECTORS
March 10, 2026

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: Karen Fleming, Wayne DeBus, Susan Platner, Dale Feese, Ralph Whitney and Gus Meyers, alternate.

Special thank you

Karen thanked Jack Loos and Vivian Ayers for their generous donation for the purchase of a Royal Gourmet Outdoor Grill for the Ramada. She also thanked Dan Fleming and Gus Meyers for the assembly.

Minutes

Susan, secretary, reviewed the minutes from the February 14, 2026 Board meeting. Karen motioned to approve, Ralph seconded, all approved.

Treasurer Report

Wayne, treasurer, reviewed the February Balance sheet. No expenses for February & March have been paid for the Coolidge Circle maintenance due to negotiations with VM II for expenses. As of the meeting, 8 households have not paid their annual assessments. After March 1, any outstanding assessments due will be charged \$25. late fee. Karen motioned to approve, Dale seconded and all approved.

Committee Reports

- A. 2026 Projects - Ralph reviewed the common area wall project. Now that the xeriscape has been completed along the west side wall, Ralph made the motion to proceed with Chris Willits estimate of \$2,310. with a 10% contingency for the project. Karen, seconded, all approved.
- B. Property Maintenance - Dale discussed that there are some lamp post lights out and excessive weeds in several yards. The committee has bulbs for replacement and can assist with weed removal/ suggest spray from landscape service.
- C. Social - Karen reported that there are planned events this next month. There is interest to hold a community rummage sale and are looking for suggestions to set a date in October/ early November.

Old Business

- A. Coolidge Circle Update - Karen and Ralph have worked on a draft agreement (term sheet) that includes a budget for all parties (VM II, VM III, VM IV , VM V, regarding all expenditures for the Circle that needs to be adopted. The next meeting is set for March 25.

New Business

- A. Home Modifications - Dale reported on the status of homeowner requests.. The City of Scottsdale Historic District has final authority. Ralph made the motion that all home modification requests need to be reviewed at the VM III Board meetings. Dale seconded, all approved.

Homeowner Forum

Review rental of Ramada and propose a usage fee of \$25 and a \$50 refundable deposit for clean up.

Add a sentence to the Ramada rental form that states no alcohol will be served to minors at any event.

Adjournment

The meeting was adjourned at 7:29 PM

Susan Platner, Secretary, CCRA

