

CASITA COLONY RECREATION ASSOCIATION
REGULAR MEETING of the BOARD OF DIRECTORS
April 14, 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 Freese, Ralph Whitney and Gus Meyers, alternate.

Special thank you

Karen extended a special thank you to Ralph Whitney on his birthday.

Minutes

Susan, secretary, reviewed the minutes from the March 10, 2026 Board meeting. Karen motioned to approve, Dale seconded, all approved.

Treasurer Report

Wayne, treasurer, reviewed the March balance sheet. No expenses for February & March have been paid for the Coolidge Circle maintenance as negotiations with VM II for expenses are still underway. Social expenses are below budget as we are collecting fees for events. As of the meeting, 1 household has not paid their annual assessments. Karen motioned to approve, Dale seconded, all approved.

Committee Reports

- A. 2026 Projects - Ralph reported the common area wall project is on schedule for next month.

An emergency repair was required for the Thornwood gate. A new hydraulic mechanism with new hinges were installed for \$820.

The Board approved installation of hot water for the bathrooms last year. Ralph will follow up with West Coast Plumbing on their proposal for \$5700. (\$6270., 10% contingency) to confirm the pricing is still valid so the project can move forward.

The bathroom floors are still slippery (safety hazard). The board agreed to try a new product for tile floors after they are acid washed so the product will adhere.

- B. Home modifications - Dale presented a request for a window replacement at 7732 E. Rancho Vista. If standard replacement, the board approves. Dale to confirm.
- C. Property Maintenance- Dale reported that Ersland Touch has been unable to find a spray technician for weeds. Still researching for a tech so VM III can offer weed prevention service for a reasonable fee to homeowners.

Old Business

- A. Coolidge Circle Update - Karen and Ralph attended a 3/25 meeting with all parties (VM II, VM III, VM IV , VM V) regarding adoption for expenditures and a budget to be established. The committee has been renamed to Villa Monterey Entrance Committee (VMEC). VM IV announced they will not fund Coolidge Circle operating and maintenance costs after June 30, 2026. The next meeting is set for 4/17.

New Business

- A.** A proposal to charge reservation and usage fees for the ramada was presented- \$25 usage fee and \$50 refundable cleaning deposit. Two motions were made without a second so there was no vote. A third motion was made to add a sentence to the ramada rental form that includes “no alcohol will be served to minors at any event.” Karen made a motion, Ralph seconded, all approved.

Homeowner Forum

A concern was presented about speeding on the streets within VM III. The City of Scottsdale offers speed tests with an option to add speed humps. Larry Mithelman will follow up with the City.

Adjournment

The meeting was adjourned at 7:38 PM

Susan Platner, Secretary, CCRA

