

CASITA COLONY RECREATION ASSOCIATION
REGULAR MEETING of the BOARD OF DIRECTORS
September 8, 2026

1. Call to Order

The Board of Directors meeting was called to order at 6:02 PM, by Vice President, Dale Freese.

2. Roll Call

Directors in attendance: Dale Freese, Wayne DeBus, Susan Platner, Ralph Whitney and Gus Meyers, alternate. Karen Fleming was out of town and excused.

3. Review of May 12 th. Minutes

Susan, secretary, reviewed the minutes from the May 12, 2026 Board Meeting. Ralph motioned to approve, Wayne seconded, all approved.

4. Review of Financials from May - August

Wayne, treasurer, reviewed the financials through August. Member assessments for 2027 will not be recorded until January 2027. Susan motioned to approve, Gus seconded and all approved.

5. Committee Reports

- A. Social -Jackie Moran highlighted upcoming social events. October 9, Talent show; October 24, Coffee; October 31, Halloween Party and November 7, Yard Sale.
- B. 2026 Projects - Ralph reported on: Handles installed on the Thornwood and Highland gates. Hot water has been added to the bathrooms and outdoor shower. Non-slip application was applied to the bathroom floors. The common area west wall repair and paint project was completed. Pool umbrellas (2) were replaced.
- C. Neighborhood Watch - Elizabeth reported City of Scottsdale representatives will make their annual presentation to the residents on November 17 focusing on fall prevention.

6. Old Business

- A. Coolidge Circle Update - Ralph provided an update. The cost share is VM II, 33%, VM III, 27%, VM IV, 20% and VM V, 20%. VM IV is considering pulling out of the legal agreement funding. After a legal consultation a demand letter will be presented to VM IV . The cost is \$600. Dale motioned for VM III to pay \$200, Wayne seconded and all approved. A committee will be formed to manage the Coolidge Circle with representatives from each unit.
- B. Whole-House Water Filtration System - Ralph led discussion of systems installed in car ports. CCR states that all equipment in the car ports must be screened and concealed. A plumbing permit and Historic preservation committee approval were received for the system in question. Ralph made a motion that only one of the following should be allowed in the car ports, 2 bicycles or bin storage cabinet or water filtration system. Gus seconded and there was much discussion. The points raised were: Board approval should be required, dimension restrictions, placement restrictions, cannot block walkway. Dale made a motion to table motion on the floor, Wayne seconded and the board will do more research. All agreed. This subject should be considered as a home modification for committee review.

7. New Business

- A. Driveway issue - The Board has received over ten complaints re: items located between two specific driveways. The space, called the driveway setback, is not referenced in the VM III governing documents. Ralph proposed requiring joint approval or specifying what can be placed/planted in the setback. There was much discussion. Ralph made a motion to table for more information and take a vote to the homeowners, Gus seconded. All agreed.

Homeowner Open Forum

Discussion regarding an instance where the shower was left on with no one using it

Adjournment

Dale made a motion to adjourn the meeting, Ralph seconded the meeting was adjourned 7:35 PM.

Susan Platner, Secretary, CCRA

[illegible]