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**Casa Real Homeowners' Association**  
**Board of Directors Meeting Minutes**  
**Tuesday, August 16, 2022 at 5:30 p.m.**  
**Zoom Virtual Meeting**

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***Present:***

| <b>Board:</b> |                                     | <b>Staff:</b> |  |
|---------------|-------------------------------------|---------------|--|
| <b>X</b>      | <b>Diana Fennie</b> , President     | <b>X</b>      | <b>Susan Bacis</b> , Pinehurst Manager |
| <b>X</b>      | <b>Judy Skog</b> , Vice President   |               |  |
| <b>X</b>      | <b>Pamela Correll</b> , Treasurer   |               |  |
| <b>A</b>      | <b>June Holmes</b> , Secretary      |               | Independent Contractor                 |
| <b>X</b>      | <b>Tyler Ford</b> , Member at Large | <b>X</b>      | <b>Joan Groom</b> , Meeting Minutes    |

| <b>Owners:</b>    |                 |
|-------------------|-----------------|
| Susan Shelly      | Patrick Fennie  |
| Jean McCall       | Tanya Casper    |
| Margo Friedman    | Diane Knowlton  |
| Rebecca MacDonald | Jamie William   |
| Jeanette Huey     | Dennis Richards |
| Jerrold Borchardt | Debbie English  |

**I. Call to Order**

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A quorum was established and the meeting was called to order by Diana Fennie at 5:30 p.m.

Diana explained that going forward the protocol for homeowners to comment will be after there has been a motion and a second to the motion. The only other time homeowners can speak is during the Homeowner Q&A at the end of the meeting. This is to ensure that the Board has enough time to address all of the agenda items. Additionally, I have committed to this Board that we would be collaborative, professional, productive and respectful. Therefore, any combative or argumentative behavior or profanity will not be tolerated and any person engaging in such behavior will be muted because that's not who we want to be.

**II. Approval of July 19, 2022 Minutes**

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**A motion was made and seconded (Skog/Fennie) to approve the July 19, 2022 Board Meeting Minutes as presented. Motion passed.**

**III. Board of Director Reports**

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**President's Report – Diana Fennie**

- Landscaping is sore spot. For some reason we did not get our landscaper to our front yards this last month. He is coming tomorrow and has been instructed to do all the front yards. We acknowledge receipt of all of the complaints. If you have a specific issue with your front yard, please email Susan so we are not spending time on it during the meeting.

- We haven't trimmed palm trees in 3 years and the monsoons have caused a lot of fronds to fall, creating a mess. Palm trees need to be trimmed every year and we need to get back to that. We'll discuss during the Landscape Report.
- We are still working through how to handle bids and communications between all of us, our repairs and budget.
- Susan reported there was a new large homeless encampment created in the common area and the city environmental services came out last week with all their equipment and cleared it all out at their expense. Susan called 911 a few times, one person was arrested and no one has returned. If we keep on top of it, it will make a big difference.
- Susan spoke with Odessa this morning and asked her to help with the "strip." Diana reviewed the situation with the "strip" again.
- Susan will be away Friday through Labor Day. Sarah will follow through on anything that comes up.

**Treasurer's Report – Pamela Correll**

- Financials as of July 31, 2022
    - Operating Account \$ 31,815.54
    - Reserve Account – Alliance \$ 24,782.95
    - Reserve Account – Pacific Premiere \$ 70,484.07
    - CD – CIT (11/28/22) \$ 17,519.92
    - CD – CIT (04/19/23) \$ 17,895.34
    - Total Reserve Assets \$125,629.23
    - **Total Assets** **\$162,497.82**
  
    - Total July Income \$ 16,231.70
    - Total July Expenses \$ 4,997.42
    - Net Income \$ 11,234.28
- \$ 493.30 negative variance
- \$8,442.89 positive variance  
Because we haven't paid for pre-emergent and there are adjustments to the Reserve Account.
- \$7,949.59 positive variance

**III. Committee Reports**

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- Landscape Committee Presentation (Judy Skog)
  - Clean up:
    - Tito will be here tomorrow cleaning and trimming every property and is aware of Mesquite tree problems. This is only his second visit. We have a list of everything that needs to be addressed. Pam and Judy will do a walk through afterwards. Judy thinks everyone will be happy. After one more visit, we will sit down with him and evaluate the situation.
    - Last month he did all the outlining areas, cleaned out a couple of breezeways that were bad, picked up odds and ends he saw, concentrating on Pantano. Judy thought he was going to do the homes, so that was a mistake. Now he's concentrating on the homes.
    - Pam reported 2 years ago we decided to spend the money to clean-up where we just had the encampment to diminish homelessness. Gregg created a

road so we could get in there. To prevent encampments you need to eliminate shelter, so she suggested paying Gregg to trim up trees again in that area. Will be considered for next meeting.

**A motion was made and seconded (Fennie/Correll) to have the palm trees trimmed now using lowest bid submitted. After discussion by Board, comments were open to the floor. Motion passed.**

- There was a discussion on whether this is the right time to trim palm trees. Issue is that they have not been done for 3 years and will continue to create a mess unless we take care of them.
- Pools
  - Diana reported investing in good pool furniture will be part of discussion for the 2023 budget.
- Architecture
  - Diana Fennie will be part of the Architectural Committee to round up to three.

## **V. Old Business**

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- Rules and Regulations
  - Diana explained the AZ Supreme Court decision that changed how HOAs can make changes to Rules & Regulations. Changes can only be made to already addressed issues in the CC&Rs. Attorney went over R&Rs and we have a draft on what can be enforced. Board discussed changes to rules that can be enforced.
  - Regulating lights - All we can regulate is the time lights go on and off. Since there is no one to enforce that, Board decided against.
  - Unsightly objects are not allowed. Should we define unsightly? There was mention that this is already covered in the CC&Rs. Will eliminate.
  - Limit number of pool guests. Will eliminate.
  - Parking refers to obstructing neighbors or emergency vehicles only.
  - Signs & Flags – we can only restrict height and number in front yard. Leave as is.
  - Trash – CC&Rs say trash cans cannot be visible, which isn't realistic. Will look into a policy change.
  - Rental Form – Susan will send rental form to the Board. She thinks long-term renters should be involved with the community, receive emails and copy of CC&Rs. Rental forms required exclusive of AirBNB.

**A motion was made and seconded (Fennie/Correll) to approve and adopt Rules & Regulations as discussed tonight effective September 15. After discussion by Board, comments were open to floor. Motion passed.**

- Susan reported HOA attorneys on the LAC (Legislative Action Committee) are working hard to get this legislation changed. Homeowners will be informed when the time comes to support new legislation.
- There was a question about parking. Diana explained parking in common area is not allowed. HOA does not have jurisdiction over street parking.

- Hawthorne Tennis Court Options
  - Pam reported on previous survey sent out regarding turning into a dog park. Insurance would be hefty as well as the expense of turning it into a dog park. Survey response was 50/50. But negative responses indicated it would not be good for community.
  - Tennis court needs to be resurfaced. Pickle ball has become hugely popular and turning into it pickle ball court would increase property values.

**A motion was made and seconded (Correll/Skog) to not pursue turning Hawthorne Tennis Court into a dog park. After discussion by Board, comments were open to floor. Motion passed.**

- Stairs/Collette Pool
  - Gregg suggested repairing railing and putting in ramp. Should railing be wood or metal?

**A motion was made and seconded (Fennie/Correll) to repair with painted wood railing. After discussion by Board, comments were open to floor. Motion passed.**

## **VI. New Business**

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- Bid Process
  - Tyler suggested having bids broken out by materials and labor.

**A motion was made and seconded (Correll/Skog) that we establish clear and precise bid guidelines for PPI to follow that include defining the scope of the work and a break out of material and labor costs. Following discussion by the Board, comments were open to floor. Motion passed.**

- Diana reported that anyone who does over \$1,000 of work needs to have a contractor's license. This changes what Gregg can and cannot do.
- Tyler will get bids.
- Budget Planning Meeting
  - September date will be determined.

## **VII. Homeowner Q&A**

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- Dennis Richards reported there is no underwater light in Collette pool at night or early morning.
- Debbie English asked if Board members could be seen via zoom. It might be possible.
- Diane Knowlton mentioned Gregg used to patrol 3 times a week. Susan confirmed he still does and found the encampment. Diane also mentioned the trash by Fry's is bad again in the "strip," which Susan said we cannot touch. Diana Fennie reported city has said they would erect a fence. Diane K also mentioned the number of documents on website and suggested only ones currently enforced be there. Diana Fennie responded everything there needs to be there and she would consult with attorney.

**VIII. Future Meetings**

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- Tuesday, September 20, 2022 Meeting at 5:30 PM

**IX. Adjournment**

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- **There being no further items of business, a motion was made and seconded (Correll/Skog) to adjourn meeting at 7:01 p.m.**

**Casa Real Board Members**

|   | <b>Term Ends</b> | <b>Phone</b> | <b>Cell</b> | <b>Email</b>   |
|---|------------------|--------------|-------------|--|
| <b>Diana Fennie</b> , President           | 2024             |              |             |  |
| <b>Judy Skog</b> , Vice President         | 2023             |              |             |  |
| <b>June Holmes</b> , Secretary            | 2024             |              |             |  |
| <b>Pamela Correll</b> , Treasurer         | 2024             |              |             |  |
| <b>Tyler Ford</b> , Director              | 2025             |              |             |  |
| <b>Susan Bacis</b> , Pinehurst Properties |                  | 298-2146     |             | <a href="mailto:Susan@pinehurstproperties.net">Susan@pinehurstproperties.net</a> |