
Casa Real Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, July 19, 2022 at 5:30 p.m.
Zoom Virtual Meeting

Present:

Board:		Staff:	
X	Diana Fennie , President	X	Susan Bacis , Pinehurst Manager
X	Judy Skog , Vice President		
X	Pamela Correll , Treasurer		
X	June Holmes , Secretary		Independent Contractor
	, Member at Large	X	Joan Groom , Meeting Minutes

Owners:	
Shirley Alfano	Debbie English
Martha Hill	Jerry Borchardt
Michelle Lay	Margo Friedmman
Diane Knowlton	Frances Reya
Patrick Fennie	

I. Call to Order

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

II. Approval of June 21, 2022 Minutes

A motion was made and seconded (Skog/Holmes) to approve the June 21, 2022 Board Meeting Minutes as presented. Motion passed.

III. Board of Director Reports

President's Report – Diana Fennie

- Diana explained the protocol for the members to ask questions and make comments during the meeting. Homeowner comments will only be allowed after a motion and second have been made. Long discussions may need to be cut off in respect for time.
 - Linda Alfano resigned from the Board after the last meeting. We wish her well. We do have a nominee for a new Board Member we'll discuss later under New Business.
 - Diana asked Susan to give an update on the City and the homeless. They are actively working on it. She asked Ted why we can't get fence done, to please look at it and see what they can find. There was a discussion between Susan, Diana and Pam about whether or not tax was paid on that strip of land. Diana said anyone can step in and pay a tax fail. Currently tax is under \$58. CR, Fry's or the City, which offered, could pay it, but it's not clear how it will end eventually. It might not be cost effective for us to operate that strip. Governments take a long time so we will wait. The City offered to pay for the fence and removal of oleander hedge.

- Board of Directors attended part 2 of Maxwell & Morgan training for Board members. It was excellent and good reminders for us on what to look out for and how to conduct ourselves. PPI is hoping to resume this annually.
- City did come and paint over graffiti on wall along Pantano. Michelle said a section along the cul-de-sac was missed.
- Susan reported Greg mentioned there is no lock on the Hawthorne cage where HVAC is.
- Susan asked the Landscape Committee to reference an old landscape contract and write a new one for the landscaper.

Treasurer's Report – Pamela Correll

▪ Financials as of June 30, 2022

- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------|
| ➤ Operating Account | \$ 26,297.92 | |
| ➤ Reserve Account – Alliance | \$ 19,741.27 | |
| ➤ Reserve Account – Pacific Premiere | \$ 70,472.70 | |
| ➤ CD – CIT (11/28/22) | \$ 17,519.92 | |
| ➤ CD – CIT (04/19/23) | \$ 17,895.34 | |
| ➤ Total Reserve Assets | \$125,629.23 | |
| ➤ Total Assets | \$151,927.15 | |
| | | |
| ➤ Total June Income | \$ 16,715.71 | |
| | | \$ 9.29 negative variance |
| ➤ Total June Expenses | \$ 14,744.63 | |
| | | \$925.43 negative variance |
| ➤ Net Income | \$ 1,971.08 | |
| | | \$916.14 positive variance |
| | | |
| ➤ Reserve Colette pool - \$414.34 – there was a question on whether this expense is on the correct line. | | |
| ➤ There was a question about the insurance payments being quarterly now rather than monthly. Pam speculated change of carriers resulted in a lower bid. Diana asked for follow-up to not get hit with unexpected costs down the road. | | |
| ➤ Pam remarked that based on budget/expense report, we are on target and doing well. Not doing pre-emergent and dropping monthly landscape fees will decrease spending significantly. | | |
| ➤ Pam mentioned possibly putting more money into the Reserve Account. If everything holds up, at the end of the year we will have \$83,000 in regular account, which is higher than we have been working with. Diana prefers to wait until planning new budget. | | |

III. Committee Reports

- Landscape Committee Presentation (Judy Skog)
 - Clean up:
 - Tito will be starting tomorrow. He will touch all the properties as he noticed a lot of cleanup is necessary. He did take care of a couple of downed trees. He wants to be sure properties look the way they should. He will pull out cactus and shrubs growing wild in yards.
 - The following month, he wants to work only on Pantano.

- We've had a couple of requests for replacing rocks. Our gravel is desert rose and costs \$60 a ton. It's \$50 delivery for 3 tons of rocks and they will shovel it out. But last time they broke the sidewalk. There was a question of whether owners or HOA is responsible for gravel. Diana said the HOA paid for gravel in or around 2014-2015. Judy will ask Tito for vendor suggestions and they will bid it out.
- The gardeners will not trim fruit trees people plant in the easements.
- Diane Knowlton mentioned ocotillo blocking sidewalk on Hawthorne for over a week. Judy said it will be picked up tomorrow. Tito will treat weeds with non-poisonous solution and will come as needed.
- Pools
 - Michelle Lay reported chlorine has been added after holiday use.
 - Chairs purchased last year are falling apart.
- Architecture

Diana mentioned the need for an architectural committee.

Lot 15 – mesh barrier around patio, needs to be spray painted same color as wall and come down so it's not visible. Diana clarified the fence was in the front patio. The other Board members were not aware it was in the front.

A motion was made and seconded (Holmes/) to approve mesh barrier around patio for Lot 15. No second motion so does not pass.

Board requested owner re-submit request for barrier that cannot be seen from the street.

Lot 18 – enclose portion of backyard patio with screen, sail shade in dark green; partition to hide garbage; spray portion under roof almond color – 3 requests denied pending more details and ARC guidelines.

V. Old Business

- Rules and Regulations
 - We received revised R&Rs back from attorney and everything that was not enforceable per AZ Supreme Court ruling was removed.
 - Diana highlighted in red items that can be enhanced. We have more jurisdiction over common areas. Will review, clarify suggestions for next meeting.
 - Susan suggested owners who submit ARC requests come to the meeting to clarify questions of Board regarding request.
 - Diane K doesn't think Supreme Court decision applies to R&Rs, just to CC&Rs. Diana Fennie clarified the ruling impacted the HOA's ability to create rules that were not already included in the CC&Rs.
- Website Status
 - We have a website - CasaRealHOA.org - and will send out email although we are still working on it. ByLaws & CC&Rs are up as well as Board members.

We will have agendas and meeting minutes up. It is strictly an information portal for homeowners right now.

- Diana reported there is no cost for website and she will run it for now.

- Budget Approval & Spending Process
 - There was confusion from last meeting. Landscape Committee is unsure of its authority to be able to move forward taking care of necessary expenditures. Unless it is something that needs to be bid out, Committee can authorize expenditures to immediately remedy landscape issues.

VI. New Business

- New Board Member
 - Tyler Ford

A motion was made and seconded (Fennie/Holmes) to nominate Tyler Ford to the Board of Directors to complete the term of Linda Alfano through 2025. Motion passed.

- Tennis Court Options
 - Tabled till next meeting
- Cleanup – Common Area
 - Tabled till next meeting.
- Proposal for Colette Pool Stairs/Railing
 - Gregg Brubaker -- \$3,000
 - Following discussion, it was decided Tyler would do research.

VII. Homeowner Q&A

- Diane Knowlton is concerned about railing and why there wasn't a sign on it. Wondered why open Board position wasn't announced and open to community. Susan clarified that when Board member resigns, the Board nominates a new member.
- Margo asked about dog park at tennis court.
- Jerry asked about time schedule for next phase of painting and response was fall 2022.
- Debbie asked schedule for trimming palm trees. Judy responded they are done in March.

VIII. Future Meetings

- Tuesday, August 16, 2022 Meeting at 5:30 PM

IX. Adjournment

- **There being no further items of business, a motion was made and seconded (Holmes/Skog) to adjourn meeting at 7:04 p.m.**

Casa Real Board Members

	Term Ends	Phone	Cell	Email
Diana Fennie , President	2024			
Judy Skog , Vice President	2023			
June Holmes , Secretary	2024			
Pamela Correll , Treasurer	2024			
Tyler Ford , Director	2025			
Susan Bacis , Pinehurst Properties		298-2146		Susan@pinehurstproperties.net