
Casa Real Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, September 20, 2022 at 5:30 p.m.
Zoom Virtual Meeting

Present:

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

Owners:	
Frances Raya	Patrick Fennie
Rebecca MacDonald	Jeanette Huey
Margo Friedman	Diane Knowlton
Myrian Files	Cliff & Eileen Leet
Debbie English	Dennis Richards

I. Call to Order

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

Diana introduced the members of the Board and their positions on the Board.

II. Approval of August 16, 2022 Minutes

A motion was made and seconded (Correll/Holmes) to approve the August 16, 2022 Board Meeting Minutes as presented. Motion passed.

III. Board of Director Reports

Diana explained that the meeting format is for homeowners to comment 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. She will start on the left and go around the room for owner comments.

A new potential landscaper is coming tonight so we moved landscaping farther down in the agenda. Once he arrives, we will take up landscaping.

President's Report – Diana Fennie

- There was some concern this Board was violating ADA requirements. Diana explained ADA requirements pertain to public places. HOAs are exempt provided we are not open to the public, which we are not. Additionally, this room and this building are ADA compliant.
- Landscaping was a huge challenge for us this month. Tito, who we were going to use, failed us. Susan had been working with another landscaper, who will be coming

in tonight. He changed his schedule to clean up the entire community, except for along Pantano, which he will come back to do. Susan received many emails complimenting his work. He has already submitted a proposal, but the Board has questions for him regarding what we can expect and wants to get specifics from him.

- The palm tree trimming was done as well, so we were able to get landscaping back in shape to where it's now maintenance going forward for a while.
- All the documents are on the Website now (casarealhoa.org). Diana will start leaving messages there. We want to rely on the website now for information as much as calling or emailing Susan. Susan explained owners need to scroll down when the document opens.
- The Rules & Regulations were approved, distributed and went into effect Sept 15.
- All long-term rentals require a rental form be completed; rental form is on the website.
- Susan spoke about the homeless situation. They are coming back to area we cleaned out and it's starting to build up. They set up mirrors so they can see us coming. It costs \$1,000s of dollars to clean the areas up every year. Steve from Eastside City Hall is actively working on it and has a meeting with real estate next week about that piece of land. Susan wants to go to that meeting to keep our case out there and because of the possibility someone will come up with an idea. Steve will schedule an appointment for Susan and him to talk to the manager of Frys. He said this Frys has the worst back area. Susan will do more research.
- Susan also spoke about the cracked chairs at the pool and will go back to company they were purchased from less than a year ago. We need to research new strong chairs. Diana has information she will send out. Broken chairs will be discarded.

Treasurer's Report – Pamela Correll

▪ Financials as of August 31, 2022		
➤ Operating Account	\$ 36,523.64	
➤ Reserve Account – Alliance	\$ 29,845.07	
➤ Reserve Account – Pacific Premiere	\$ 70,496.02	
➤ CD – CIT (11/28/22)	\$ 17,519.92	
➤ CD – CIT (04/19/23)	\$ 17,895.34	
➤ Total Reserve Assets	\$135,766.35	
➤ Total Assets	\$172,279.99	
➤ Total August Income	\$ 16,278.99	
		\$ 446.01 negative variance
➤ Total August Expenses	\$ 6,586.71	
		\$210.35 positive variance
➤ Net Income	\$ 9,692.28	
		\$235.66 negative variance

A motion was made and seconded (Ford/Holmes) to approve the August Financial Report. Motion passed.

III. Committee Reports

- Pools (Diana Fennie)
 - Hawthorne temperature
 - There was a request that the Hawthorne pool be heated like the Collette pool.
 - Hawthorne pool will remain open during the winter for use.

A motion was made and seconded (Holmes/Correll) to not turn heater on at Hawthorne pool in the winter. After discussion by Board, comments were open to the floor. Motion passed.

- Architecture
 - None

V. Old Business

- Stairs/Collette Pool
 - Tyler got bid for \$900 to replace the railing only, not the steps.

A motion was made and seconded (Correll/Holmes) to not replace railing at Collette Pool. After discussion by Board, comments were open to the floor.

- Board felt railing was too far away from walkway to be functional.
- Homeowner raised the issue of liability if there is no railing. Other owners agreed.

A motion was made (Holmes/Correll) to table railing issue until next meeting for further research on insurance liability. Motion passed.

- HOA Policies Review/Approval

A motion was made and seconded (Correll/Ford) to approve the HOA Policies as presented, including item in red. After discussion by Board, comments were open to floor. Motion passed.

There was a discussion between Board and members on the requirement for the policies to be separated from the Rules & Regulations in order for the HOA to be in compliance. Not all owners agreed with legal advice Board received.

- Budget Planning Meeting
 - Date – October 25, 1 PM.

VI. New Business

- Termite Renewal
 - Horn Pest Management – \$2,115 – 45 units & 2 pool houses

- Susan reported there was some problem collecting the \$45 from some people. Carrie thought problem for some was with those who pay via ACH and would work to remedy that situation.
- Susan will send email to confirm those currently signed on still want service and information for others who may want to register.

- **Painting Phase II**
 - LM Painting: 40 Townhouses – \$113,900; 20 Townhouses – \$62,500
 - We are due to paint in November. Doing 40 rather than 20 townhouses is a savings of \$11,100.
 - Board discussed the negative impact on the Reserve Account if all 40 townhouses were done even though it would save money in the long run.

A motion was made and seconded (Fennie/Holmes) to table decision until after the 2023 budget meeting. After discussion by Board, comments were open to the floor. Motion passed.

- **Website – Board member information**
 - Diana asked Board members to submit a short bio for the website, including a photo if they want.
- **Lamp Post Repair – establish procedure**
 - The electricity is still not working on lamp post that went down. Electrician is working on it.
 - Price is \$300. Repair is basically a handyman project which Gregg can handle.

A motion was made and seconded (Fennie/Correll) to give Susan Bacis authority to arrange for repair when a lamp post goes down. After Board discussion, comments were open to the floor. Motion passed.

- **Landscaping**
 - Francisco from Sonoran Shade Tree arrived at 5:58 PM. Diana inquired about his daily service. He said he would prepare a schedule so we would know exactly where he would be working. He can start the first week of October and will always communicate with point person.
 - He trims palm trees for \$80-\$100 a tree, depending on the tree.
 - Pre-emergent is included in the bid and will be done twice a year. He will need to manually remove current weeds. He will research alternatives to Roundup although none are as effective. Homeowners will be notified in advance when pre-emergent will be sprayed. He cannot spray pre-emergent in washes because it would reach into the water supply. He will only spray in front of buildings and the side alleys, but not in the back.
 - He would have to do a separate cleanup for back alleys as they are in bad shape now. A separate bid will be submitted to do back alleys twice a year.
 - Once a schedule is prepared, it will be sent out so everyone knows when landscapers will come and where they will be working.
 - Sonoran Shade Tree Proposal – \$3,612 a month.

A motion as made and seconded (Fennie/Correll) to approve Sonoran Shade Trees landscaping proposal. After Board discussion, comments were open to the floor. Motion passed.

- Diana suggested one Board member be lead person to keep track of what is happening with landscaping. Pam will be lead landscape person. Requests from owners are sent to Susan, who will pass the information on to the Board to keep them informed.
- Tyler suggested a portal on the website for photos of landscape problems.

VII. Homeowner Q&A

- There were various comments regarding the policies.
- Diane Knowlton expressed disappointment that the meetings are no longer hybrid, especially as it makes it easier for elderly residents. Several other members agreed.
- There was clarification on which areas the landscapers would do weeding.
- Margo Friedman mentioned some trees down which Pam is aware of.
- Light in Collette pool not working.

VIII. Future Meetings

- Tuesday, October 18, 2022 Meeting at 5:30 PM

IX. Adjournment

- **There being no further items of business, meeting was adjourned at 7:07 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