
**Casa Real Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, November 15, 2022 at 5:30 p.m.
East Side City Hall**

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
X	Tyler Ford , Member at Large	X	Joan Groom , Meeting Minutes

Owners:	
Jerrold Borchardt, Lot 12	Dennis Richards, Lot 89

I. Call to Order

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

II. Meeting Format/Rules

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.

III. Approval of October 18, 2022 Minutes

A motion was made and seconded (Skog/Holmes) to approve the October 18, 2022 Board Meeting Minutes as presented. Motion passed.

III. Board of Director Reports

President's Report – Diana Fennie

- Diana reported she walked the allies with Pam and Susan to assess if trees and bushes were coming down in common areas and encroaching on homeowners' properties. A homeowner is pushing Pinehurst to make homeowners trim their trees.
- The "do not trim" email was sent and Pam is keeping a list.
- The railing went in at the Colette pool.
- The Board met and prepared the 2023 budget.
- We executed the pest control contract for the common area at the pool.
- There has been more activity in homeless encampments, which we'll talk about later.

Treasurer's Report – Pamela Correll

- Financials as of October, 2022
 - Operating Account \$ 24,480.19
 - Reserve Account – Alliance \$ 39,851.31
 - Reserve Account – Pacific Premiere \$ 70,520.03
 - CD – CIT (11/28/22) \$ 17,546.44
 - CD – CIT (04/19/23) \$ 17,922.42
 - Total Reserve Assets \$145,840.20
 - **Total Assets \$170,320.39**

 - Total October Income \$19,169.06
\$ 2,444.06 positive variance
 - Total October Expense \$34,502.22
\$9,030.91 negative variance
 - Net Income \$(15,333.16)
\$(6,586.85) negative variance

 - Aging account total is \$3,102.87, but \$2,087.63 of that is with the attorney, so \$1,015.24 is delinquent. There is only one account that is \$500 delinquent. The rest are below that.

IV. Committee Reports

- Landscaping (Pam Correll)
 - Diana explained she, Pam and Susan looked at what is and what is not encroachment and what the HOA rule is. If a homeowner's tree or bush is touching their wall and that annoys the neighbor, there is nothing the HOA can do about that. If a neighbor's tree or plant is encroaching on another neighbor's property, that is a neighbor-to-neighbor issue. The HOA has no jurisdiction over that situation.
 - The HOA is responsible for common area growth that encroaches on homeowners' properties. Susan and Greg walked around again and noticed a lot of trees coming on over to owners' properties. It's mostly an issue of trees, so Susan wants to get bids from tree trimmers.
 - Diana reported a homeowner complained the roots from a pine tree were shifting his wall.
 - There was a discussion on erosion with debris that comes across the roads from the rains. We need to have someone look at that.

A motion was made and seconded (Fennie/Skog) to employ Top Notch Tree Service to cut down and grind the pine tree affecting the wall. Motion passed.

- Pam reported that the HOA had decided several years ago not to use Roundup to control weeds and since we stopped spraying pre-emergent, weeds have started to grow. Francisco suggested spot spraying with Roundup. A long discussion followed regarding using Roundup or alternative approaches. Susan offered to research alternatives.

A motion was made and seconded (Correll/Skog) to research an alternative to Roundup to spray weeds. Motion passed.

- Pools (Diana Fennie)
 - The roofs were inspected and do not need recoating for a few years.
 - Sign is up that Hawthorne Pool heat is off.
 - Susan reported pool inspection went well and the inspector commented the pools were beautiful.
- Architecture
None

V. Old Business

- Tennis Court Railing Complete
 - June reported people complaining about rocks on the steps by the new railing. Susan will ask Leon to sweep stairs once a month.
- Homelessness
 - Diana visited the Police Department to talk about the homeless encampments. The police will only come if someone is in danger or sees a weapon. Then you can call 911. Same protocol to be followed as before.
 - Susan will forward any security concerns she receives to the Board as an FYI. She will send photos of homeless encampments to the city as that is who comes out to clean them up. Gregg is walking the area once a week.
- Security Options
 - Tyler suggested using a drone to patrol the area used by the homeless.

A motion was made and seconded (Correll/Holmes) to invest in a drone to control back areas for homeless encampments. Motion passed.

- Rules – Unsightly Objects
 - A discussion took place regarding “unsightly” as stated in the CC&Rs. In the future, rules will that are more definitive will need to be drafted.

VI. New Business

- 2023 Budget

Income	\$198,840.00 – no dues increase
Trans to Reserve Acct	\$ 45,000.00
Total Expenses	\$149,383.79
Operating Net Income	\$ 4,456.21
Capital Expenses	\$40,000 – Unit Painting
	\$3,000 – Collette pool furniture
	\$3,000 – Hawthorne pool furniture
Total Cap Expenses	\$46,000

A motion was made and seconded (Holmes/Skog) to approve the 2023 budget as presented. After Board discussion, comments were open to the floor. Motion passed.

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- Painting will be one side of street at a time. The Board will look at the painting schedule in the December meeting.

VII. Homeowner Q&A

Dennis reported tennis court gate was not locked. Susan will check.

VIII. Future Meetings

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

IX. Adjournment

- **There being no further items of business, meeting was adjourned at 6:35 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