
Casa Real Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, February 21, 2023 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 112	Dennis Richards, Lot 89
Dawn Cripe, Lot 82	Diane Knowlton, Lot 108
Leslie & Chuck Burch, Lot 118	Margo Friedman, Lot 50
Patrick Fennie, Lot 84	Marcia Burney, Lot 182
Tanya Casper, Lot 113	

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 Board members.

II. Meeting Format/Rules

Diana explained that the meeting format is that after there has been a motion and a second to the motion homeowners can comment regarding the motion. The only other time homeowners can ask a question or comment on any topic 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 December 20, 2022 Minutes

A motion was made and seconded (Skog/Ford) to approve the December 20, 2022 Board Meeting Minutes as presented. Motion passed.

III. Board of Director Reports

President's Report – Diana Fennie

- Diana reported we had the Annual meeting in January and there were a lot positive comments.
- Diana has the drone up and running.
- Veteran Pest Control is under contract and treated around the pool area in January.
- There has been vandalism at the Hawthorne Pool. Someone turned off the water and the electricity. They got inside the cage and broke the padlock on

the main electrical shutoff. Someone also stuffed caulking inside the keyhole to the gate. We don't want to make the assumption it was a homeless person. The electricity is back up and the locksmith cleaned out the keyhole. Susan reported neither the electrician nor plumber thought it was done by a homeless person.

- Homelessness continues to be an issue. Diana found newsletters in her office going back to 1996 mentioning homelessness and vandalism, so we still have the same issues. Susan reported the homeless issue is constantly on the news and officials aren't sure what to do about it. Eastside City Hall has hired a new person specifically to deal with homelessness, but Susan hasn't been able to meet with her yet. She continues to call the City as they were good at the beginning in coming out to clean up the camps. Diana said we are constantly evaluating and monitoring the situation as best we can.
- A good suggestion came from a homeowner at the Annual Meeting that we document decisions the Board makes throughout the year. It would be a good idea to keep track of the decisions we make or issues we have year to year. Diana will speak with Board regarding implementing that.

Treasurer's Report – Pamela Correll

- Financials as of January 2023
 - Operating Account \$ 23,873.67
 - Reserve Account – Alliance \$ 53,617.68
 - Reserve Account – Pacific Premiere \$ 70,545.96
 - CD – CIT (06/08/24) \$ 17,577.28
 - CD – CIT (04/19/23) \$ 17,949.25
 - Total Reserve Assets \$159,690.17
 - **Total Assets \$183,563.84**

 - Total January Income \$16,669.01
\$ 99.01 negative variance
 - Total January Expense \$11,086.78
\$7,080.53 positive variance
 - Net Income \$ 5,582.03
\$7,179.54 positive variance

 - Aging account total is \$3,846.24, but \$2,045.12 of that is with the attorney, which makes aging amount owed \$1,400.01. Diana added 6 accounts are delinquent but it's likely because the payments were late arriving, and only one account is seriously delinquent, which is overall very good.

IV. Committee Reports

- Landscaping (Pam Correll)
 - Landscaper assessment – report
 - Pam reported pre-emergent spraying is in the works. All of the neighborhoods are done except for parts of Hawthorne Street and along Pantano. The pre-emergent used is not blue in color but orange/yellow and subtle to not be a nuisance, but for the landscapers to know where they have sprayed.
 - Initially the landscapers spent a good deal of time cleaning up the entire community. Once that was completed, the plan was to go back

and do heavy trimming for all overgrown vegetation in preparation for spring/summer growing season. The pruning includes oleanders and while the pruning appears to be severe and detrimental to the plants, it is not. Their growth will be more shapely and the plants will be healthier.

- Pam mentioned the no "trim list" she keeps. Homeowners can contact Susan to be put on the list if they don't want their front yards trimmed and Pam will notify the landscapers. But it is not for the common areas.
 - Pam requested homeowners who notice a landscaping problem share it with Susan so she can alert Pam, who will check it out.
 - Susan brought up half oleander tree and half shrub. Pam reported landscaper will cut away the tree portion and just leave the shrub part. There was a discussion on whether to remove tree part or shrub part. Pam will ask Francisco to identify the ones that need to be cleaned up and then the homeowner will be contacted for their preference.
- Pools/Tennis Court (Diana Fennie)
 - See President's Report above.
 - Architecture
None

V. Old Business

- Sidewalk Repairs
 - At the Annual Meeting, Tyler reported on the sidewalk repair and what we learned from the City. All we want to do tonight is clarify roles, how to get sidewalks fixed, and then have Susan send information to the entire community. Some sidewalks are extremely buckled.
 - The Tucson City code now is that they are putting responsibility on homeowners to repair the sidewalks and that homeowners are also responsible for liability if someone falls because these are on city streets. If they were private streets, the HOA would be responsible. Sidewalks abutting common areas are HOA responsibility.
 - There is a reimbursement program Tyler talked about. You can call the City and they will come out and inspect the sidewalks. But further research showed that if they see a buckled sidewalk, they can give you a notice to have it repaired within 10 days. The last time Susan spoke with them there was a 2 or 3 years waiting list for the City to come out and if someone is injured in the interim because of the sidewalk, it is the homeowner's responsibility.
 - The other issue is the American Disabilities Act, which states there must be sidewalks appropriate for wheelchairs. Diana wants to survey the sidewalks and identify those buckled.
 - It is now a state law you cannot block a sidewalk with your car.
- Homeowner Wall Repair Bid
 - The Board considered All About Masonry and AA Rons Handyman Service proposals to repair the wall.

A motion was made and seconded (Ford/Skog) to approve AA Rons Handyman Service to repair the wall, and if he is not a licensed contractor, to use All About Masonry. Motion passed.

- Homeless Status
 - Judy reported the gardeners who go up and down the path address the homeless and if they don't move, the gardeners report it to the police. But Pam thought that was Pima County and not the City. Susan thought the best response will come from the City and not the police.

VI. New Business

- Pool/Tennis Court Security
 - Susan reported homeless setting up a tent in the tennis court. But there is also an issue with homeowners, guests and renters leaving the Hawthorne pool gate open. Diana suggested trail cameras to monitor the area.

A motion was made and seconded (Fennie/Correll) to purchase trail cameras to monitor pool security. Motion passed.

- We may need to update the Rules & Regulations.
- The issues are cost and where to put the cameras. Judy will research.
- Diane Knowlton suggested a Brownies brand camera.
- Pool Railing – Homeowner Request
 - There was a request for a 2nd handrail at the Hawthorne Pool. Decision was tabled until the Board can visit pool and assess the need for an additional handrail.
- Pool Furniture Order
 - Judy clarified Board agreed to purchase 4 lounge chairs for each pool.
- Carport Sale
 - There was a discussion on the pros & cons of a community yard sale with the alternative being individual yard sales. Judy will spearhead community yard sale.

VII. Homeowner Q&A

- Jerry asked about "no trim" areas regarding this property.
- Diane Knowlton felt she was addressed disrespectfully at the previous meeting.
- Marcia had a question about whether brush and bulk will be available this year and asked about the process for having a tree filled with mistletoe removed. Pam will have the landscaper look at the tree.
- A homeowner mentioned using high mounted solar powered motion sensor lights for security.
- Chuck asked about packrat control. Diana replied the Board had voted several months ago to not treat for packrats.

Casa Real Homeowners' Association Board Meeting Minutes

Tuesday, February 21, 2023

Page 5 of 5

- There was a concern about not being able to see where the landscapers have sprayed and asked that a darker color be used. Pam will note it for next year.

VIII. Future Meetings

Meeting Tuesday, March 21, 2023 Meeting at 5:30 PM

IX. Adjournment

- **There being no further items of business, meeting was adjourned at 6:31 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