
Casa Real Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, April 18, 2023 at 6:00 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 Burchardt, Lot 112	Dennis Richards, Lot 89
Clifford & Eileen Leet, Lot 179	Jeanette Huey, Lot 88
Diane Knowlton, Lot 108	Ellen Garms, Lot 174

I. Call to Order

A quorum was established and the meeting was called to order by Diana Fennie at 6:01 p.m. Diana noted the meeting was being video recorded.

II. Approval of March 21, 2023 Minutes

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

III. Meeting Format/Rules

Diana reviewed the meeting format. After there has been a motion and a second to the motion, homeowners can comment regarding the motion. The other time homeowners can ask a question or comment on any topic is during the Homeowner Q&A at the end of the meeting or if Diana calls on them. This is to ensure that the Board has enough time to address all of the agenda items.

IV. Board of Director Reports

President's Report – Diana Fennie

- Diana acknowledged Judy for making the lovely carport signs, which have been saved in the storage room at Colette.
- She reported the Eastside City Hall Open House was entirely on homelessness and encampments, and it got out of control pretty quickly. The feeling was the program is not working. There was no useful information for us. Scottsdale has successfully dealt with homelessness by enacting ordinances forbidding panhandling and street donations. Tucson's emphasis is more on providing housing for the homeless. Susan reported there was some sentiment to help the homeless, but the majority thought they are mostly on drugs. In Tucson, the police arrest them, immediately give them a court date, and release them. Susan will continue to work with City Hall.

- There was another vandalism situation at the Colette Pool.

Treasurer's Report – Pamela Correll

- Financials as of March 2023

Operating Account	\$ 27,011.53
Reserve Account – Alliance	\$ 54,189.69
Reserve Account – Pacific Premiere	\$ 70,584.24
CD – CIT (06/08/24)	\$ 17,577.28
CD – CIT (04/19/23)	\$ 17,949.25
Total Reserve Assets	\$160,300.46
Total Assets	\$187,311.99

Total March Income	\$16,738.61	
		\$168.61 positive variance
Total March Expense	\$16,346.61	
		\$19.08 negative variance
Net Income	\$ 392.00	
		\$149.53 positive variance

Pam questioned the Net Income amount.

Aging account total is \$4076.82, but \$2,653.77 of that is with the attorney, which makes aging amount owed \$1,423.05.

V. Committee Reports

- Landscaping (Pam Correll)
 - The dead tree on Baker St has been removed.
 - The debris that had been blown into carports rather than the street has been addressed with the landscapers to assure it will be blown into the street and not the carports.
 - All the weeds have been sprayed.
 - The neighborhood looks good.
 - The landscaper handles issues right away.
 - We need to remind the community there is no irrigation throughout the community, so they need to water their plants.
 - Everyone needs to be aware they cannot dump backyard trimmings into the wash or alleys. It needs to be put in their garbage can or hauled off.
- Pools/Tennis Court (Susan Bacis, Pinehurst)
 - The Hawthorne pool is on solar, so the water slower warming up due to still cold nights. As the sun heats up, it will keep the water warm.
 - The locksmith fixed the jammed men's restroom door at the Colette pool and tightened it. But someone broke the latch, which the locksmith repaired with one that cannot be similarly broken. He also tightened the women's restroom handle.
- Architecture
 - Diana noticed solar panels on top of a carport on Hawthorne and reiterated that the placement of anything needs to be submitted to the Board.

V. Old Business

- Pool/Tennis Court Security
 - The Board discussed security at the pools. Diana asked if we want to catch the perpetrators and stop them.

A motion was made and seconded (Correll/Skog) to put razor wire around the cage at the Hawthorne Pool and implement security cameras at both pools.

Motion was amended to:

A motion was made and seconded (Fennie/Ford) to research the legality of putting razor wire around the cage at the Hawthorne Pool and implementing security cameras at both pools. Motion passed.

- Painting bids
 - P&D Painting - \$39,000
 - LM Painting - \$39,975

A motion was made and seconded (Skog/Ford) to approve P&D Painting to paint the remaining houses on Rosewood. No vote taken.

Susan will contact LM Painting and P&D Painting tomorrow to amend their proposals to include painting the outside and inside of patio walls as well as lampposts and back gates.

VI. New Business

- Diana reported on her research regarding the responsibility for the sidewalks.

A motion was made and seconded (Fennie/Holmes) to approve Casa Real HOA assuming full responsibility for repair of the sidewalks. Motion passed.

- The HOA will send a check to the City for the 7 sidewalk repairs the City approved and research repairing the others.

- HOA Dues
 - Diana reported on the HOA's ability to increase the dues throughout the year and to implement an annual assessment.

A motion was made and seconded (Correll/Skog) to increase the annual assessment to \$1,296. Motion passed.

A motion was made and seconded (Skog/Holmes) to raise the dues 20% to \$108 monthly beginning in June 1, 2023. No vote taken.

A motion was made (Holmes) to raise the dues 20% to \$108 monthly beginning July 1, 2023. There was no second.

A motion was made and seconded (Fennie/Skog) to raise the dues \$10 a month beginning July 1, 2023. Motion passed.

VII. Homeowner Q&A

None

VIII. Future Meetings

Meeting Tuesday, May 16, 2023 Meeting at 5:30 PM

IX. Adjournment

- **There being no further items of business, the meeting was adjourned at 7:55 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