

Casa Real Homeowners' Association
Annual Board of Directors Meeting Minutes
Tuesday, January 16, 2024 at 5:30 p.m.
ESCH

Present:

Board:		Staff:	
X	Judy Skog , President	X	Sue Logan , Pinehurst Manager
X	Brian Kahn , Vice President	X	Jiovanna Villanueva , PPI
X	Pamela Correll , Treasurer		
X	June Holmes , Secretary		Independent Contractor
X	Cliff Leet , Security Manager	X	Joan Groom , Meeting Minutes

Owners:	
Jerrold Borchardt, Lot 112	Douglas Vaughan, Lot 75
Joyce Primavera, Lot 154	Ginger Jackson, Lot 73
Timothy & Dawn Cripe, Lot 82	Elaine Hoyne, Lot 166
Diane Knowlton, Lot 108	Shari Huffman, Lot 152
Ruth Avila, Lot 147	Barbara Kahn, Lot 176
Eileen Leet, Lot 179	Marcia Burney, Lot 182

I. Call to Order and Welcome

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

II. Introduction of Board of Directors (*Judy Skog*)

Judy Skog welcomed everyone and introduced herself as President, Brian Kahn as Vice President, Pam Correll as Treasurer, June Holmes as Secretary, and Cliff Leet as Security Manager.

III. Review and Approval of Minutes of January 2023 Annual Meeting

The January 2023 Annual Meeting Minutes were approved as presented by members electronically.

IV. State of the Association

- President Judy Skog summarized what Board has been doing.
 - This year we accomplished quite a bit. Our landscapers did a great job replacing trees and taking care of all the damaged trees. Palm trees will be trimmed in March or April.
 - We fixed the Hawthorne stairway leading to Fry's.
 - The security spot lights are up and working fabulously. The two new security cameras aren't wireless and need to be rewired so Jason will present us with an estimate for that. Then Verizon will come out and make sure everything is working properly as the WiFi has already been set up. This was necessary because of incursions into the pool area at night during the summer. We want to protect against costly damages to the area. The lights and cameras were donated so there wasn't any cost to the HOA.

- We haven't had any problems with the pool recently.
- Pam reported a fallen pine tree that damaged a wall. We removed the pine tree and replaced part of the wall. Judy reported that was a big expense, but we managed to keep expenses tight with people volunteering their time.
- We had a nice turnout for the social hour at the pool. The ladies did a good job organizing it. Although it got cold really fast, it was fun. Perhaps we can organize something for early spring. Nothing in the summer when it's too hot.
- The homeless situation seems to have eased up. The blinding lights at the pool might make folks think twice about trying to get into the pool area.

V. 2022 Financial Report *(Pam Correll)*

- Financials through December 31, 2023:

Operating Account	\$ 35,181.71
Reserve Acct Pacific Premiere	\$ 153,712.74
Total Assets	\$188,894.45

VI. 2024 Approved Budget *(Pam Correll)*

- 2024 Budget

Income	\$238,920.00
Expenses	\$148,562.34
Reserve Contributions	\$ 45,000.00
Net Income	\$ 90,357.66
Capital Expenses	\$ 53,000.00
Unit painting	\$ 40,000.00
Collette pool furniture	\$ 3,000.00
Hawthorne pool furniture	\$ 3,000.00

VII. Questions/Comments from Association Members

- There was a discussion on how to deal with trash people just toss away near the community. Sue mentioned getting a roll-off.
- Jerry asked about the wash area west of community as the "No Trespassing" signs had been taken down and the grass was growing. Judy responded it would not be economical for HOA to clean that out again.

VIII. Announcement of Election Results

Pam Correll, Cliff Leet, and June Holmes were re-elected to the Board.

58 homeowners voted, which was a record. 48 approved the 2023 Annual Meeting Minutes. There were 2 no votes and 8 people were counted as a quorum but did not vote at all.

IX. Closing Remarks

We will have a meeting February 20.

All Board terms are 3 years, which is a long time to be on the Board. It was changed at some point around 2014-2017, but wasn't done legally as all CR members need to vote to change the Board term. Judy proposes a 2 year Board term. It will be on the February agenda, information will be sent to the community, and there will be a vote via Election Buddy in the near future. We are hoping to have more people involved as only one new person came forward for inclusion in tonight's Board election. And aside from the Board, we welcome volunteers in any area that interest them.

X. Adjournment

- **There being no further items of business, a motion was made and seconded (Leet/Correll) to adjourn the meeting at 5:49 PM. Motion passed.**

XI. Organizational Meeting

Meeting began at 5:56 PM

A motion was made and seconded (Leet/Correll) to keep the same Board positions as last year: Judy Skog, President; Brian Kahn, Vice President, June Holmes, Secretary; Pam Correll, Treasurer; and Cliff Leet, Security Manager. Motion passed.

Meeting ended at 6:00 PM