
Casa Real Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, February 20, 2024 at 5:30 p.m.
East Side City Hall

Present:

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

Owners:	
Jerrold Borchardt & Victoria Reynolds Lot 112	Jody Mueller, Lot 144
Maria Elena Ralls, Lot 100	Marcia Burney, Lot 182
Barb Kahn, Lot 176	

I. Call to Order

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

II. Approval of Meeting Minutes

The Board approved the Meeting Minutes from November 21, 2023 as presented.

III. Board of Director Reports

President's Report – Judy Skog

- Judy reported Cliff and Eileen Leets have moved to a gated community where their church is and Cliff is no longer on the Board. Their house is up for sale. Cliff had wanted to come tonight to say goodbye, but has had a very busy week, so Judy said she would inform everyone. They worked very well together and he will be missed.
- This means we will need a new Board member and/or volunteers to help with the cameras and security. Sue will send out a community email.

Treasurer's Report – Pamela Correll

- Financials as of January 31, 2024

Operating Account	\$ 39,962.55
Reserve Account – Alliance	\$ 10,604.00
Reserve Account – Pacific Premiere	\$ 57,464.27
CD – CIT (06/08/24)	\$ 18,374.76
CD – CIT (05/01/24)	\$ 18,151.67
Total Reserve Assets	\$104,594.70
Total Assets	\$144,557.25

Total January Income	\$19,875.07	
		\$474.93 negative variance
January Expenses:		
Administration	\$ 4,898.62	
		\$2,166.87 positive variance
Landscaping	\$3,612.00	
		\$4,805.58 positive variance
Maintenance	\$ 706.32	
		\$3,243.68 positive variance
Pool	\$ 475.00	
		\$2,436.25 positive variance
Utilities	\$2,309.95	
		\$ 734.51 negative variance

IV. Reports - Other

- Landscaping – *Pam Correll*
 - There were no issues. Judy reviewed the areas the Board members are checking after the landscapers have been here so any issues are reported to Sue to convey to Francisco.

- Pools/Tennis Courts – *Judy Skog*
 - Judy reported WiFi is now available and working. We will need a volunteer to monitor it.
 - We have one estimate for \$335 to have the old camera taken down and the new ones put up. Rich has one of the cameras to research how they should be installed. We have the monitor so once everything is set, Best Buy will come out and hook everything up.
 - Monitoring the camera means checking it in the morning, and if there is a concern, trying to identify someone who shouldn't have been in the area. The only other alternative is to have a security company come in and that is very expensive.
 - June reported homeless activity at the Colette pool. Sue is aware of the situation and notified the police department regarding the people behind the Pantano wall. There are reports they have been aggressive when told they are trespassing, so please do not attempt to confront them. Contact the police and let them take care of it.

- Architecture
 - We have a request from to raise their wall.

The Board unanimously approved raising the wall at Lot .

- Door color – The door has to be the same size and shape and painted approved colors.
- Security
 - No report.

V. Old Business

- Camera update
 - See Pool Report above.

VI. New Business

- Paint repaired section of wall that tree fell on
 - No need to vote. We will ask Rich to get that done.

- Vote coming on Board terms
 - Judy reiterated Sue will be sending out a community email asking for volunteers for the Board to help with security before the next meeting and hopefully someone will come forward to fulfill that position. The Board will review any candidates and decide who will fill the vacant Board seat.
 - There will also be a community vote via Election Buddy regarding changing Board terms from three to two years. Sue will send a letter explaining the Board term issue prior to the vote.

- Palm tree trimming
 - We have contracted with the same company as last year and just need to schedule it.

- Date for yard sale
 - April 13, 2024

- Community trash pickup
 - Dumpster will be priced according to weight.
 - Pam would like to organize a community "pick up" of trash. Sue will send an email to community.
 - There was a discussion on locked gates by the wash that block access to that area for CR.
 - Pam is not comfortable meeting every other month and would like to go back to monthly meetings because she doesn't feel there is a good handle on things now.

VII. Homeowner Q&A

- Jerry mentioned people not picking up after their pets is getting worse and merely telling people to keep an eye out is not solving the problem. There was a discussion on signs not being permitted because that opens the door for all kinds of signs. Jerry would like every community email to have a note about picking up after pets.
- June mentioned there are many dog walkers coming into CR from across the street who don't pick up after their dogs.
- Brian suggested sign at entrance: Respect our neighborhood. Please pick up after your pet.
- Victoria would like HOA to send a letter for neighbor to remove bucket in the common area, which she suspects contains dog poop.
- Barbara inquired about penalties for people who don't follow the rules. Sue explained the process. Barb mentioned an artificial tree in a carport.
- Marcia agrees meetings should be monthly. Landscapers are still trimming a bush she asked not be trimmed. We should trim the palm trees in winter or

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May so birds that have nests in them are not disturbed. Sue said it will be in May or June.

- Maria Elena asked about two cars in the carport, which is fine as long as they aren't blocking the sidewalk.
- Brian explained that anything that can't go in recycling bin can be put in the orange bin in the ESCH parking lot.

VIII. Next HOA Board Meeting

April 16, 2024 at 5:30 PM

IX. Adjournment

- **There being no further items of business, the meeting was adjourned at 6:37 p.m.**

Casa Real Board Members

	Term Ends	Phone	Cell	Email
Judy Skog , President	2025			
Brian Kahn , Vice President	2025			
June Holmes , Secretary	2024			
Pamela Correll , Treasurer	2024			
Clifford Leet , Security Manager	2024			
Sue Logan , Pinehurst Properties		298-2146		Sue@pinehurstproperties.net