
Casa Real Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, May 21, 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		
A	Pamela Correll , Treasurer		
X	June Holmes , Secretary		Independent Contractor
X	Diane Knowlton , Director	X	Joan Groom , Meeting Minutes

Owners:	
Jerrold Borchardt, Lot 112	Dennis Richards, Lot 89
Dennis Nicol, Lot 6	Marcia Burney, Lot 182
Barb Kahn, Lot 176	Margo Friedman, Lot 50

I. Call to Order

A quorum was established and the meeting was called to order by Judy Skog at 5:32 p.m.

II. Approval of Meeting Minutes

A motion was made and seconded (Kahn/Holmes) to approve the April 16, 2024 Meeting Minutes as amended. Motion passed.

III. Board of Director Reports

President's Report – Judy Skog

- Judy reported there are now dog signs at the beginning and ending of every street. Hopefully, everyone will see them when they are walking their dogs.
- The grounds look good. Members have been walking through cleaning up debris.
- The palm trees are being trimmed and there don't seem to be any issues.

Treasurer's Report – Sue Logan for Pamela Correll

- Financials as of April 30, 2024

Operating Account	\$ 51,976.88
Reserve Account – Alliance	\$ 21,859.48
Reserve Account – Pacific Premiere	\$ 57,495.37
CD – CIT (06/08/24)	\$ 18,682.55
CD – CIT (05/01/24)	\$ 18,417.54
Total Reserve Assets	\$116,454.94
Total Assets	\$168,431.82

Total April Income	\$21,937.33
	\$1,587.33 positive variance

Expenses:

Administration	\$ 4,441.95
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Casa Real Homeowners' Association Board Meeting Minutes

Tuesday, May 21, 2024

Page 2 of 4

	\$ 173.54 positive variance
Landscaping	\$3,612.00
	\$ 805.58 positive variance
Maintenance	\$ 700.00
	\$ 700.00 negative variance
Pool	\$ 685.00
	\$ 526.25 positive variance
Utilities	\$1,954.15
	\$ 378.71 negative variance
Total Operating Expense	\$11,393.10
	\$ 426.66 positive variance

In response to Brian's question at the previous meeting, Sue reported Christy said she made the adjustment for the gas check that was missing last month.

IV. Reports - Other

- Landscaping – *Judy Skog*
 - The landscape calendar on the website needs to be corrected because they are not coming to locations on the dates listed.
 - The landscapers take care of the breezeways, not the alley ways. But we are working with the landscaper to cut the weeds in the alley ways.
 - Send an email to Sue if you want your bushes trimmed or if you don't want them trimmed.
- Pools/Tennis Courts – *Judy Skog*
 - Sue will check with the pool company if the heater has been turned off as members reported the water was cool.
- Architecture
 - None
- Security
 - Brian reported cost for unlimited cameras is \$99.99 a year to which we can add cameras at the Colette pool. To subscribe by camera for 4 cameras would be \$80 annually. The WiFi is not set yet as we want to have everything running at the Hawthorne pool first.

A motion was made and seconded (Holmes/Kahn) to start a free 31 day subscription for unlimited cameras. Motion passed.

V. Old Business

- Palm Tree trimming May/June
 - Sue reported company seems to be doing a good job and they expect to be done tomorrow.

VI. New Business

- Camera Subscription Update
 - See Security Report above.

- New Pool Signage/Health Department
 - Sue reported the Health Department has issued a new sign with additional guidelines, including taking a shower prior to entering the pool. The Health Department is currently inspecting all pool. She recommends purchasing 2 of the signs for the pools as it will show the inspector we are up to date and likely illicit a positive report. Signs are \$60 each.

A motion was made and seconded (Kahn/Holmes) to order two Health Department signs for the Hawthorne and Colette pools. Motion passed.

- Management Report
 - Dennis Nicol would like to be on the Board. There are currently 5 members, but there can be up to 9 Board members. Sue will send an email seeking another member so the total would be seven members, which would allow more flexibility.

A motion was made and seconded (Kahn/Knowlton) to add two more members to the Board for a total of 7 Board members. Motion passed.

A motion was made and seconded (Skog/Kahn) to accept Dennis Nicol as a Board member. Motion passed.

- Sue has been conferring with CenturyLink regarding internet for the Colette Pool and will check with T-Mobile. She mentioned it might be good to have a hard wire rather than a box although Brian reported the boxes work well. Diane will check with Verizon as they also have a box.
- Sue reported there is another homeless area in the wash behind Fry's. She and Steve (CR resident) will walk the area tomorrow to check what's happening and talk about what needs to be done.
- Sue would like the City to buy the strip behind Fry's, which can be claimed because the LLC that owned it is now invalid. The area is not useful for anything.
- Brian inquired if the 3 light posts have been fixed. Sue hasn't checked but told Rich fixing them is a priority.
- Brian asked Sue to confirm yard sales are allowed. She replied they are, but the HOA can put restrictions on how they are done.

VII. Homeowner Q&A

- Jerry mentioned overstuffed trash cans that are blown over by the wind, resulting in the garbage ending up on the street, and inquired how to prevent that. He would like to know who is responsible to clean it up. Judy responded garbage shouldn't be put out the night before, but that can't be controlled. Sue will send an email to be considerate of neighbors.
- Diane inquired about update to the website. Apparently, there is still some old information up. Sue is not happy with web master and reported website might not be necessary when the Cinc app is available as all the information will be on the app.

Casa Real Homeowners' Association Board Meeting Minutes

Tuesday, May 21, 2024

Page 4 of 4

- Marcia reported she is on the "do not trim" list, but landscapers still trim her shrubs. Sue will speak to landscaper as he has the list and it should be conveyed to the crew. Marcia also inquired about turtle sign and Judy reported it was stolen. Sue will order another turtle sign.

VIII. Next HOA Board Meeting

June 18, 2024 at 5:30 PM

IX. Adjournment

- **There being no further items of business, the meeting was adjourned at 6:24 p.m.**

Casa Real Board Members

	Term Ends	Phone	Cell	Email
Judy Skog , President	2025			
Brian Kahn , Vice President	2025			
June Holmes , Secretary	2026			
Pamela Correll , Treasurer	2026			
Diane Knowlton , Director	2026			
Dennis Nicol	2026			
Sue Logan , Pinehurst Properties		298-2146		Sue@pinehurstproperties.net