

Casa Real Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, August 20, 2024 at 6:00 p.m.
East Side City Hall

Present:

Board:		Staff:	
X	Judy Skog , President	X	Sue Logan , Pinehurst Manager
X	Brian Kahn , Vice President	X	Sarah Kiernan , Pinehurst
X	Pamela Correll , Treasurer	X	Shannon Fitzpatrick , PPI
X	June Holmes , Secretary		Independent Contractor
X	Diane Knowlton , Director	X	Joan Groom , Meeting Minutes
X	Dennis Nicol , Director		
X	Marcia Burney , Director		

Owners:	
Barb Kahn, Lot 176	Jerry Borchardt & Victoria Reynolds, Lot 112
Frances Raya, Lot 12	Gloria Allen. Lot 171
Cindy Stewart, Lot 77	

I. Call to Order

A quorum was established and the meeting was called to order by Judy Skog at 6:00 p.m.

II. Approval of Meeting Minutes

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

III. Board of Director Reports

President's Report – Judy Skog

- No report

Treasurer's Report – Pamela Correll

- Financials as of July 31, 2024

Operating Account	\$ 67,887.23
Reserve Account – Alliance	\$ 14,620.56
Reserve Account – Pacific Premiere	\$ 57,527.17
CD – CIT (06/08/24)	\$ 18,744.07
CD – CIT (05/01/24)	\$ 18,582.76
CD – Alliance	\$ 18,655.84
Total Reserve Assets	\$128,130.40
Total Assets	\$196,017.63

Total July Income	\$21,670.57
	\$1,320.57 positive variance
Expenses:	
Administration	\$ 2,382.63

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		\$1,992.86 positive variance
Landscaping	\$3,612.00	\$ 805.58 positive variance
Maintenance	\$ 650.00	\$ 650.00 negative variance
Pool	\$ 685.00	\$ 526.25 positive variance
Utilities	\$ 922.64	\$ 652.80 positive variance
Total Operating Expense	\$8,252.27	\$3,327.49 positive variance
Total Net Income	\$13,566.87	\$4,796.66 positive variance

- Sarah reported on 2023 & 2024 expenses
In 2023, you brought in less than you spent and were in the red by \$11,916.12. The monthly expense average was \$18,175.04. The monthly income average was \$17,182.03.

This year you are in a better position. Taking into consideration the painting at the beginning of the year, the monthly expenses average over the last 7 months is about \$19,141.87. If over the remaining 5 months, expenses are kept at or under \$13,401.40, we should end the year around \$201,000 in expenses, which would keep us on budget and allow us to put between \$37,000 and \$38,000 into Reserves. This would be a great start to what we need for painting next year. In 2025, you are expected to spend \$106,000 to repaint the 2-stories. You have \$144,000 in total assets and an additional \$100,000 expected for the year.

There was a discussion on the cost of painting the 2-stories and getting 2 more painting bids as well as the option of painting only half the houses. Since the \$106,000 is from last year, Sarah will get an updated bid. There was clarification that the painting expense would come out of the Reserve Account.

IV. Reports - Other

- Landscaping – *Pam Correll*
 - Pam reported two landscapers walked the neighborhood and gave quotes for cleaning the back alleys and then for a monthly contract.
 - Sue reported current landscaper was given the opportunity to come tonight to present a bid for renewal and hasn't come. The other two landscapers are:
Horticulture Unlimited - \$5,000 a month; \$1,100 day

Triple M Landscaping - \$2,400 monthly service, includes everything; alley & breezeway cleanup \$1,875 (monthly service is \$1,200 less than current landscaper).

- Sarah vouched for Triple M, which has done a good job for her. Sue recently started using this company with good results as well. She reported he really wants the job.
- After the initial cleanup, Triple M bid includes back alleys, year round weed spraying, trimming, blowing, 6-man crew, and any other work we want them to do. He also does home trees.

A motion was made and seconded (Kahn/Burney) to approve Triple M Landscaping cleaning the alleyways. Motion passed.

- Sue reported we met with Top Notch Tree and they will do some trimming in the community starting September 10. Since most of the Board was present, a motion was made to hire them to do the tree trimming. Cost is \$2,000.
- Pools/Tennis Courts – *Judy Skog*
 - Brian reported there is WiFi at the Colette pool now. The QR code is on the bulletin board.
- Architecture
 - None
- Security – *Brian Kahn*
 - Brian sent photo to Judy of man at the pool at 1:30 a.m. Judy suggested Sue send it out to community to see if anyone recognizes him. Pam thinks it might be a pool maintenance guy because of what he is wearing. Sue will check with the pool service.
 - Brian sent an email to Ted at Ward 2 about Fry's, and reported there is a new manager who will take care of the homeless problem there.

V. Old Business

- Colette Pool Camera Purchase
 - Brian will purchase camera.
- Landscaping
 - See Landscape Report above

VI. New Business

- Hawthorne Pool resurfacing
 - Pam would to start getting some estimates for the Hawthorne Pool resurfacing as well as decking and bathroom remodeling for both pools, so we can start financially planning for projects on the horizon in the not so distant future. She used the Reserve Study get an idea of what we should be planning for a few years down the road. She wants to have a plan before raising dues.
- Bathroom Remodeling
 - See above.

- Pool Decking at Hawthorne
 - See above.

- Budget Meeting
 - Sept 5 at 9 a.m. at Pinehurst Office.

- Directory
 - Sue reported we would need to get permission from each homeowner to include them in a directory sent to the whole community as management cannot legally share homeowner information without permission. Sarah reported there is an online portal on Cinc where homeowners to opt into sharing their information in a community directory.

- Survey
 - Sarah reported it was decided to inform members we will be putting a sign in front of the home that wins the holiday lights contest rather than providing any financial compensation. Brian thought there was to be a question on the survey regarding having a Christmas Light contest. Sarah misunderstood that holiday lights contest was to have been on survey. She suggested putting it in a newsletter after reviewing the survey and noting other items to include.

- ARC Request
 - Sue reported Dennis submitted a request to enclose the upstairs of the house. Board will review.

VII. Homeowner Q&A

Jerry wants to make sure there is ample notice prior to homes being painted. Sue assured there will be.

Gloria inquired about the light bulbs. Sarah reported all of the light posts will be checked next week and then we will decide how to fix or upgrade the light posts on an ongoing basis.

VIII. Next HOA Board Meeting

September 17, 2024 at 6:00 PM

IX. Adjournment

- **There being no further items of business, the meeting was adjourned at 6:43 p.m.**

Casa Real Board Members

	Term Ends	Phone	Cell	Email
Judy Skog, President	2025			
Brian Kahn, Vice President	2025			
June Holmes, Secretary	2026			

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Pamela Correll , Treasurer	2026		
Diane Knowlton , Director	2026		
Dennis Nicol , Director	2026		
Marcia Burney , Director	2026		
Sue Logan , Pinehurst Properties		298-2146	Sue@pinehurstproperties.net
Sarah Kiernan , Pinehurst Properties		298-2146	Sarah@pinehurstproperties.net

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