

Casa Real Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, September 17, 2024 at 6:00 p.m.
East Side City Hall

Present:

Board:		Staff:	
X	Judy Skog , President	A	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 & Doug Skordal. Lot 171
Karen Kasper, Lot 33	Penny Zacharias, Lot 45
Lavonne Cox, Lot 46	Keanne Thompson, Lot 142

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/Knowlton) to approve the August 20, 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 August 31, 2024

Operating Account	\$ 76,930.01
Reserve Account – Alliance	\$ 18,374.86
Reserve Account – Pacific Premiere	\$ 57,537.89
CD – CIT (06/08/24)	\$ 18,744.07
CD – CIT (05/01/24)	\$ 18,642.04
CD – Alliance	\$ 18,735.54
Total Reserve Assets	\$132,034.40
Total Assets	\$208,964.41

Total July Income \$19,766.33

\$ 583.67 negative variance

Expenses:

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Administration	\$ 2,067.15	\$2,698.34 positive variance
Landscaping	\$ 3,612.00	\$ 180.58 positive variance
Maintenance	\$ 50.00	\$ 50.00 negative variance
Pool	\$ 732.90	\$ 478.35.00 positive variance
Utilities	\$ 458.50	\$ 1,116.94 positive variance
Total Operating Expense	\$ 6,920.55	\$4424.21 positive variance
Total Net Income	\$12,999.78	\$3,994.54 negative variance

IV. Reports - Other

- Landscaping – *Sarah Kieran & Pam Correll*
 - Sarah reported the Board moved to dismiss the current landscapers and Triple M will start October 1. They will clean up the side alleys.
 - Trees were trimmed between Hawthorne and Fry's to limit the homeless camping and also help with the trash. One active homeless camp was reported.
 - Brian reported Fry's did clean up the back area.
 - Sarah will follow up contacting the city on having trash cleaned up along the strip.
 - Brian reported current landscapers did not do all of Baker Street. Sarah will follow up. There was mention of limbs hanging over sidewalks and walls. Sarah reported Triple M will take care of overhanging limbs.
 - Judy mentioned the possibility of getting bids from the landscapers for work homeowners wanted done on their property. Sarah suggested sending notice to community specifying the day landscape inspections will be done and what will be included. Judy suggested supplying homeowners with the landscaper's phone number and Sarah replied that could be given when homeowner receives the infraction notice.
- Pools/Tennis Courts – *Judy Skog*
 - Sarah reported a bid from Pacific Tennis Courts of AZ for \$15,000 each to resurface tennis courts. We are waiting for 2 more bids to come in.
- Architecture
 - Screening of garbage cans request. Board will research governing documents prior to making a decision.

- Security – *Brian Kahn*
 - Brian reported all four cameras are up and running. He is waiting until the 28th to connect the Colette cameras to the subscription.
 - Dogs have been seen inside both pool areas.

V. Old Business

- Landscaping – Triple M landscaping to start in October
 - See Landscape Report above.
- Bathroom deep cleaning and remodel discussion
 - A deep clean was done to the bathrooms, so they look much better. We are considering a little remodeling by a handy man, maybe costing \$500 each.
- Hawthorne pool resurfacing
 - No bids have been received yet.
- Pool decking at Hawthorne
 - No bids have been received yet.
- Potluck update
 - Marcia reported there will be a baking contest October 6, 3-6 PM that will include games. An information flier will be sent out. No glass allowed. Bring a chair.

VI. New Business

- 2025 Budget
 - Sarah reported the Association needs to increase dues to maintain upkeep of the community (2 tennis courts, 2 pools, stairs that need repair, landscaping) and painting, which is a huge HOA expense: \$50,000 for a quarter of one street.
 - There are two dues options: \$10 a month or \$22 a month, which is the maximum increase allowed.
 - Sarah gave a rundown of some major expenses:
 - Management fees & taxes will stay the same.
 - Landscaping Service has decreased to \$25,000 per year with Triple M; plus \$600 budgeted for landscape improvements; \$2,500 for maintenance cleanup; \$2,500 for tree trimming.
 - Insurance is going up to \$8,500. We will shop for a better price, but we will have to renew as they don't send renewal rates until the last minute.
 - Painting \$55,000.
 - Tennis court repairs are currently budgeted for \$15,000, but we're hoping it will be less.
 - 5 new lamp posts per month is \$15,000 for the year.
 - Pool decking is being assessed, but currently budgeted for \$5,000.
 - Bathroom upgrades - \$1000 for Colette; \$2000 for Hawthorne because floor needs to be redone.
 - Everything else is normal expenditures.

- If you stay within this budget, including Capital expenses, you could put away \$43,000 at the end of the year, which could go toward painting the following year. The goal is to get to the place where you have enough on hand to meet expenses and aren't borrowing from the Reserve Account.
- Sarah recommended the \$22 increase to \$132 a month. Brain asked about doing \$11 in January and \$11 in July. Board thought it best to do the \$22 for the year.

Residents' Comments

- There have been yearly increases and nothing improved. Sarah explained that dues weren't raised for several years, which left the HOA underfunded. So dues had to be raised to take care of maintenance. This Board is putting forth a plan to remedy that.
- Jerry inquired about special assessments. Sarah said none are expected.
- Sarah commented the \$43,000 will likely not be enough and it's likely there will be an increase again next year.
- There was a discussion between residents and the Board regarding how the dues and the community have changed over the years.

A motion was made and seconded (Correll/Skog) to approve the 2025 budget with the \$22 increase as presented. Motion passed.

- Although the motion passed, the budget won't be finalized until prices are confirmed for insurance and projects.

- Painting

- Sarah reported we have partnered with Dunn Edwards and Sherwin Williams to survey the homes to be painted to get good bids.

- Survey Results

- Zoom or in person – zoom by 44 points;
- A lot of interest in pickleball; the pickleball court is already set up, the lines just need to be reinforced.
- 60% were unhappy with landscapers; thus the change.
- Adding a clubhouse – would have required a special assessment.
- We are working on lighting in the community
- Fencing along Fry's is not possible now.

- Little Free Library

- Marcia would like a community library, not a little free library, and is willing to take that on. She has a dollhouse that could be used and just needs to be weatherproofed. Brian suggested putting it inside the Hawthorne pool area.

A motion was made and seconded (Kahn/Skog) to put a community library at the Hawthorne pool. Motion passed.

- Steps at Colette pool

- Pam reported the steps are hazardous and need attention. She would like to get some affordable options. Sarah said she will have a vendor look at them.

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- When will pool decking be done? Judy thought probably during the winter.
- Victoria inquired if the HOA has a letter with the Police Department to enforce trespassing and Sarah replied yes. After Victoria asked a roofing company to desist placing advertisements on front doors in the community, they returned an hour later and continued. She is especially concerned regarding residences where homeowners are away or the properties are currently vacant. In such cases, she recommended neighbors remove any fliers left at those residences. Sarah will follow up on the incident and put it on the agenda for the next meeting.
- Gloria asked when the parapet wall struck by lightning at her residence will be fixed. Sarah was unaware it has not been repaired and will look into it.

VIII. Next HOA Board Meeting

October 15, 2024 at 6:00 PM

IX. Adjournment

- **There being no further items of business, the meeting was adjourned at 7:04 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 , Director	2026			
Marcia Burney , Director	2026			
Sue Logan , Pinehurst Properties		298-2146		Sue@pinehurstproperties.net
Sarah Kiernan , Pinehurst Properties		298-2146		Sarah@pinehurstproperties.net