

1.

2. Casa Real Homeowners' Association

3. Annual Board of Directors Meeting Minutes

Tuesday, January 21, 2025 at 6:00 p.m._

ESCH

Present:

Board:			
	, President	X	Joan Groom, Meeting Minutes
X	Brian Kahn , Vice President		
X	Pamela Correll , Treasurer		
X	Marcia Burney , Director		
X	Diane Knowlton , Director		

Owners:	
Jerrold Borchardt, Lot 112	Douglas Vaughan, Lot 75
Jody Mueller, Lot 144	Pat & Diana Fennie, Lot 84
Barbara Heying Lot 139	Dennis Richards, Lot 89
Victoria Reynolds, Lot 112	Shari Huffman, Lot 152
Ruth Avila, Lot 147	Barbara Kahn, Lot 176
Francesca Parin, Lot 67	Keanne Thompson, Lot 142
Gary Lape, Lot 72	

I. Call to Order and Welcome

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

II. Introduction of Board of Directors

Brian Kahn welcomed everyone and introduced Board members Pam Correll, Diane Knowlton, and Marcia Burney. He announced Judy Skog and June Holmes stepped down from the Board after the December meeting.

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

A motion was made and seconded (Knowlton/Correll) to approve the January 16, 2024 Annual Meeting Minutes as presented. Motion passed.

IV. State of the Association

- Brian explained it's been a trying year. The past few months we've had a lot of maintenance issues come up: there is a hole in the Hawthorne pool and the decking needs to be redone; there are cracks in the tennis courts; and the steps leading down to the Collette tennis court need to be repaired.
- New landscapers started in Sept and are doing a good job. They are getting the alley ways and breezeways cleaned up.
- Security cameras are at both pools now. Several times we've caught people in the pools after 10 PM; we set the alarm off and they leave. The homeless are starting to make their way back and the cameras are helping there, too.
- Brain talked to Paul Cunningham's office to help with us with the area behind Fry's because the homeless congregate there and take whatever they can. The manager of the store cleaned it up.

- Marcia put the CR Book Xchange at the Collette pool. We'd like to hear your opinions.
- We had a potluck in October attended by 18-20 people. Thanks to Marcia & Keanne.
- For 2025, we hope to take care of the Hawthorne pool, the tennis courts, fix the damaged wall on Pantano & Hawthorne.
- We hope to have a new management company by April 1. Brian thanked the Committee, especially Doug for his leadership.
- Once we have a new management company, Brian would like to start a bulletin board or community notes with information on how to repair or find someone to repair items common to all the townhouses.
- We want to build up the reserves, which are insufficient. We had to raise the dues for 2025 because we haven't kept up with inflation.

V. 2025 Approved Budget *(Pam Correll)*

- 2025 Budget

Income	\$293,040.00
Expenses	\$141,862.96
Reserve Contributions	\$ 45,000.00
Net Income	\$143,257.04

This does not include any of the Capital Expenses for the pools or tennis courts. We will address that when we have a better idea of our financial status.

Capital Expenses	\$ 99,650.00	
Unit painting	\$ 55,650.00	
Tennis Court Repairs	\$ 16,000.00	
Lamp Posts	\$ 15,000.00	
Colette Pool Deck	\$ 5,000.00	
Hawthorne Pool Deck	\$ 5,000.00	
Colette Bathroom Upgrades	\$ 1,000.00	
Hawthorne Bathroom Upgrades	\$ 2,000.00	
Net Income	\$16,967.04	\$43,607.04

VI. Questions/Comments from Association Members

- Question regarding fixing the wall damaged by car. We are waiting for the insurance company to determine how much to give us to fix the wall. The \$18,000 repair estimate was rejected because of other payments insurance company has to cover for person responsible. They are ascertaining how much of the claim we will receive. Doug commented it is possible to sue the owner of the car if insurance won't cover enough of the cost. There were 2 bids prior to Dec 31: \$18,000 & \$13,200. Brain reported a contractor broke down the damaged area so it wouldn't be a safety hazard. We don't want to deplete our reserves by repairing the wall prior to knowing what the insurance will cover, so we are waiting.
- Question about painting houses. Brian reported there are 3 bids to paint south side of 3rd Street and painting would likely be done in Sept/October.
- Question about cracks in tennis courts. Brian said the Board has bids for the

tennis courts and we hope to fix at least one court in 2025. The pool is the first priority and then one of the tennis courts and the painting.

VII. Announcement of Election Results

Brian Kahn, Marcia Burney and Keanne Thompson were elected to the Board.

46 ballots were submitted of 153 eligible, which is 30%.

VIII. Closing Remarks

Brian asked members to partake of snacks while Board has an organizational meeting.

IX. Adjournment

- **There being no further items of business, a motion was made and seconded (Kahn/Knowlton) to adjourn the meeting at 6:21 PM. Motion passed.**

X. Organizational Meeting

Meeting began at 6:21 PM

A motion was made and seconded (Correll/Knowlton) to nominate Brian Kahn as President. Motion passed.

A motion was made and seconded (Correll/Kahn) to nominate Keanne Thompson as Vice President. Motion passed.

A motion was made and seconded (Knowlton/Kahn) to nominate Pam Correll as Treasurer. Motion passed.

A motion was made and seconded (Knowlton/Kahn) to nominate Marcia Burney as Secretary. Motion passed.

President: Brian Kahn

Vice President: Keanne Thompson;

Secretary: Marcia Burne

Treasurer: Pam Correll

Diane Knowlton: Member at Large.

Meeting ended at 6:27 PM