

Casa Real Homeowners' Association

2. Board of Directors Meeting Minutes

Tuesday, February 18, 2025 at 6:00 p.m._

East Side City Hall

Present:

Board:		Independent Contractor	
X	Brian Kahn , President	X	Joan Groom , Meeting Minutes
X	Keanne Thompson , Vice President		
X	Pamela Correll , Treasurer		
X	Marcia Burney , Secretary		
X	Diane Knowlton , Director at Large		

Owners:	
Barb Kahn, Lot 176	Jerry Borchardt, Lot 112
Frances Raya, Lot 12	Lavonne Cox, Lot 46
Dennis Richards, Lot 89	Bernie Myro, Lot 27
Jody Mueller, Lot 144	Victoria Reynolds, Lot 112
Judy Skog, Lot 115	Karen Kasper, Lot 33
Penny Lacharias, Lot 45	Trisha Duvall, Lot 88

I. Call to Order

A quorum was established and the meeting was called to order by Brian Kahn at 6:03 p.m.

II. Approval of Meeting Minutes

A motion was made and seconded (Correll/Knowlton) to approve the January 21, 2025 Meeting Minutes as presented. Motion passed.

III. Board of Director Reports

President's Report – *Brian Kahn*

- Brian didn't have a chance to send the financials out. Email him if you would like to receive the January financials.
- He reminded members of the Ward 2 recycling program for plastic, bottles, cardboard, snack wrappers, that is right behind the ESCH. Please avail yourself of this service. The Ward 2 website has info about it.
- Thank you to the Search Committee for finding a new management company. Pam Correll was chairperson. Committee included Doug Vaughan, Patricia Duvall, Joan Lay, Keanne Thompson and Shari Hoffman.

Treasurer's Report – *Pamela Correll*

➤ Financials as of January 31, 2025

Operating Account	\$100,665.50
Reserve Account – Alliance	\$ 37,158.40
Reserve Account – Pacific Premiere	\$ 57,590.86

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CD – CIT (06/08/24)	\$ 18,744.07
CD – CIT (05/01/24)	\$ 18,937.38
CD – Alliance	\$ 19,118.39
Total Reserve Assets	\$151,549.10
Total Assets	\$252,214.60

Total January Income \$27,094.19

Expenses:

Administration \$ 4,920.36

Landscaping \$ 2,400.00

General Maintenance \$ 400.00

Pool \$ 925.00

Utilities \$ 1,651.19

Total Expenses \$10,296.55

Net Income \$16,945.65

A motion was made and seconded (Knowlton/Burney) to approve the January 2025 financial report. Motion passed.

IV. Reports - Other

Landscaping Update – *Pam Correll*

- Pam reported everything is good.
- Brian asked about a schedule. Pam said they show up on Tuesdays.
- Jerry reported a Palo Verde tree at the end of 3rd Street on the north side. Pam will have landscapers check it out.

Pools/Tennis Courts – *Brian Kahn*

- See Old Business below.

Architecture

No requests.

Security – *Brian Kahn*

- Brian reported everything is going ok.

V. Old Business

Insurance Claim Repair of Wall Status – *Brian Kahn*

- We are still waiting for the insurance company to send payment so we can fix the wall.

Steps to Colette Tennis Court & Hawthorne/Colette Tennis Courts – *Pam Correll*

- Pam has received 2 bids for 2 different plans. Once we start fixing the steps, we come under ADA guidelines, especially concerning the slope.

One plan was to put 2 steps down, then flat cement, then 2 steps down, with boards on the sides holding the land back. Other suggestion was taking sideboards out, building a short block wall, and filling in with gravel. No cement would be required

- Duncan Concrete would replace what we already have. There was a short discussion on getting equipment in as it would not be possible for a truck to drive in. There was also a discussion on how a wheelchair would work with gravel and the ADA guidelines on slope. Pam will do more research.
- Only one tennis court will be done. There was a discussion on whether to vote now or wait for the new management company to possibly get more bids. The two bids were to resurface the courts; \$15,000 to resurface each or \$13,500 for each. Decision postponed till next meeting.

A motion was made and seconded (Burney/Thompson) to postpone decision on tennis courts until next meeting. Motion passed.

Resurface & Repair of Hawthorne Pool Interior – *Brian Kahn*

- Bids from Pima Pool Plastering and Davey Pool & Spa

A motion was made and seconded (Correll/ Knowlton) to approve Davey Pool & Spa to resurface Hawthorne pool using mini pebbles. Motion passed.

- Brian explained bid is to fix the hole in the pool: drain the pool, chip away the old plaster and existing waterline tiles, and resurface the interior of the pool with the mini pebbles. He expects the pool to open on time.

Painting South Side of 3rd Street – *Brian Kahn*

Next meeting

VI. New Business

Progress on Management Company – *Brian Kahn*

- Brian reported there were 4 companies on the short list created by the Committee, which were interviewed by the Board.

A motion was made and seconded (Correll/Burney) to approve Agave Management Solutions as new management company. Motion passed.

- Brian will send 30 day cancellation letter to Pinehurst.

Lamppost Repair on Baker Street – *Brian Kahn*

- The problem was that both the censor and electrical beneath it were bad. The HOA is responsible for the censor and the resident is responsible for the electrical, so Brian suggested the cost be split between the HOA and Marcia Burney.

A motion was made and seconded (Correll/Knowlton) that the HOA and Marcia Burney will split the \$150 cost for the repair. Motion passed.

Volunteer Committees – Brian Kahn

- As discussed at the Annual meeting, we would like to have more of the members involved in community affairs. Brian reported we will have welcoming, landscape, financial, and homeless committees. We need to be proactive to deal with the homeless. Email us at casarealpool@gmail.com if you would like to join a committee. Judy Skog mentioned there was a particular woman Sue Logan was in contact with at the Ward 2 office regarding the homeless. Board will check.
- The police will only come if perpetrator is still on your property. If you feel threatened, call 911.
- There were various security suggestions, such as cameras and alarms. Brian suggested members leave their outside lights on at night to deter the homeless entering property.

April Community Sale – *Brian Kahn*

- April 5th was determined best date for community sale.

A motion was made and seconded (Correll/Knowlton) to have Community Sale on April 5th. Motion passed.

March Community Cleanup – *Brian Kahn*

- Cleanup will be on March 22. Keanne will put info in the newsletter and be the contact person.
- HOA will supply garbage bags and water, and there will be waivers for volunteers to sign.

➤ Public Streets of Casa Real – *Brian Kahn*

- AZ Legislature passed law HB2298 that gives HOAs responsibility of voting on regulating a public street. Because CR CCRs were drafted before 2015, we are eligible for this vote, which will be in March or April via electronic or mail ballot. A simple majority we decide whether CR will be able to enforce CCR rules on their public streets. We would have to act before June 30 to enforce any rules. Please talk to neighbors and encourage them to vote.

VII. Homeowner Q&A

- Dennis Richards inquired if manner of paying the dues would change when management company changes and Brian said no.
- Member thanked Keanne for the newsletter. Brian said a newsletter would be sent whenever there is important information and two weeks after the Board meetings so the community stays informed. He encouraged members to submit items for the newsletter.
- There was a question regarding a cracked driveway issue that has been

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- lingering with City since 2022. Brian recommended calling the Ward office.
- New resident Bernie Myro asked how to pay dues as Pinehurst would not supply the information. Brian gave him the link.
 - Patricia asked about a dog park and Pam responded it had been considered but rejected because of liability issues.
 - In response to question, Brian said the tennis courts will be striped for both tennis and pickleball.

VIII. Next HOA Board Meeting

March 18, 2025 at 6:00 PM.

IX. Adjournment

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- **There being no further items of business, a motion was made and seconded (Knowlton/Correll) to adjourn the meeting at 6:52 p.m.**

Casa Real Board Members

	Term Ends	Phone	Cell	Email
Brian Kahn , President	2027			
Keanne Thompson , Vice President	2027			
Pam Correll , Treasurer	2026			
Marcia Burney , Secretary	2027			
Diane Knowlton , Director at Large	2026			