

Casa Real Homeowners' Association

2. Board of Directors Meeting Minutes

Tuesday, March 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	Cindi Stewart, Lot 77
Jody Mueller, Lot 144	Jerry Borchardt & Victoria Reynolds, Lot 112
Judy Skog, Lot 115	Rosalie Mercer, Lot 123
Penny Lacharias, Lot 45	Trisha Duvall, Lot 88
Barb Sarris, Lot 129	Barbara Sumner, Lot 71

I. Call to Order

A quorum was established and the meeting was called to order by Brian Kahn at 6:00 p.m. He explained he would ask for member input on agenda items and asked that members be respectful and not talk over each other.

II. Approval of Meeting Minutes

A motion was made and seconded (Knowlton/Burney) to approve the February 18, 2025 Meeting Minutes as presented. Motion passed.

III. Board of Director Reports

President's Report – *Brian Kahn*

- Brian brought a flyer about the Hefty Renew program and encouraged members to participate in the program as they accept items not recyclable in the City of Tucson.
- Our lawyer said there are no ramifications for not complying with the original CTA requirements.
- Dues payments will be moving to Pacific Premier Bank probably by May 1st. Until then, continue to use Alliance Bank. Information will be sent out by email and snail mail for those who don't have email, and we will help with the transition. Email casarealpool@gmail.com for assistance.
- We are hopeful the insurance claim for the wall will be settled in the next 2-3 weeks and we can then make a decision on moving forward.

Treasurer's Report – Pamela Correll

➤ Financials as of February 28, 2025

Operating Account	\$ 95,949.43
Reserve Account – Alliance	\$ 40,919.15
Reserve Account – Pacific Premiere	\$ 57,600.58
CD – CIT (06/08/24)	\$ 18,744.07
CD – CIT (05/01/24)	\$ 18,997.78
CD – Alliance	\$ 19,184.47
Total Reserve Assets	\$155,446.05
Total Assets	\$251,395.48

Total February Income \$23,276.82

Expenses:

Administration	\$ 9,393.28
Landscaping	\$ 2,850.00
General Maintenance	\$ (75.00)
Pool	\$ 7,361.00 (Pool repair \$6,436)
Utilities	\$ 2,191.45 (Water & sewer \$1,439.73)
Total Expenses	\$21,720.73
Net Income	\$ 1,703.04

Brian mentioned PPI put the gas amount in the wrong category and it will be corrected on next month's statement. He also clarified that the \$5,000 miscellaneous expense in Administration was for Agave to set up our checking account at Pacific Premier Bank.

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

IV. Reports - Other

Landscaping Update – Pam Correll

- Pam reported we removed a homeless camp at the end of Baker and trimmed the tree so the homeless won't return.
- We are making a determination on a half dead tree on Rosewood.
- We cut back a prickly pear with the hope it will grow back.
- Weed control is ongoing.
- Because of weather conditions last Tuesday, landscapers had to change their plans and worked in the back wash areas.
- Brian asked if landscapers could do the area between Colette Pool and 4th Street next week instead of 4th and Baker to remove a bunch of dead debris in the wash. Pam will make the request.
- Jerry inquired about a big Pale Verde on 3rd Street in the cu de sac that is overtaking bushes. Pam will talk to landscapers about it.
- Member mentioned area on Rosewood she considers a fire hazard that needs to be cleaned up. Brian thought they would need to get an

estimate for that job.

- A pile of debris at the end of 4th Street was also mentioned. Brian will check where the CR property line is in the wash.

Pools/Tennis Courts – Brian Kahn

- Brian is waiting for quote from EverLine to have both tennis courts done at the same time. This company does tennis court repair whereas vendors Pinehurst recommended are asphalt companies. We might be able to fill in the cracks and then repaint the court.

Homeless – Marcia Burney

No report.

Architecture

No requests.

V. Old Business

April Community Carport Sale – April 5th – Keanne Thompson

- Keanne will send fliers for the carport sale as well as put information in the newsletter. Participants will have balloons attached to their light post.
- She reported there is a 60% open rate for the newsletter, which is sent to 228 residents. Brian encouraged members to let their neighbors know to send Keanne their email address to receive the newsletter.

March Community Clean-Up – March 22nd – Keanne Thompson

- Keanne contacted City of Tucson Environmental Services, which has supplied bags, grabbers, gloves. If we plan 3 months in advance, we could be in the Team Up to Clean Up program and have additional volunteers to help. They will pick up the special bags they gave us to use. We will be doing the Fry's area.
- Fry's needs 6 weeks advance notice to provide sponsorship.

Steps to Colette Tennis Court – Brian Kahn

- Brian thanked Don and Jody Mueller for fixing the stairs going to the tennis court. We had bids from \$5,000-\$8,000 and it cost \$85 to fix. We are grateful for the help of community members who save us a lot of money.

Hawthorne Pool – Update

- Re-plaster should be done by Friday. We need to wait until the new water warms up before opening the pool.
- We are also looking at fixing the decking at the Hawthorne Pool.

- There was a question regarding having 2 hand bars on the steps going into the pool or changing the steps so they aren't so steep. Brian reported Davey Pool said it would be very expensive to change the configuration of the bar. Brian will look into adjusting the steps.
- While re-plastering the pool, they needed to change 3 of the floor heads that were broken, which added \$311.32 to the re-plastering cost.

Committee Assignments

- Brian reported there has only been one volunteer for the committees and encouraged members to consider helping with one of the following committees.
- Diane will Chair the Welcoming Committee. She would like to develop a way to introduce CR to new homeowners.
- Marcia will Chair the Homeless Committee. We need to be proactive and make our community unhospitable to the homeless. Seeing us keeping our areas cleaned up will dissuade them from settling here. We will have the police come and talk to us about the homeless situation in Tucson. One suggestion is to keep lights on at night. If you see something, let us know so we can deal with it immediately. Remember the police will only come if the homeless are still on the property. Please send any suggestions to casarealpool@gmail.com.
- Pam will Chair the Finance and Landscape Committees.
- Brian and Keanne will give support to all the committees as needed.

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

LM Painting - \$59,995

Miller LLC – 3rd Ave - \$83,000

- The Board decided to tell LM we want to wait a couple of months until the new management company starts before making a final decision on the painting.
- Member complained about peeling on previous paint job. Brian will check when it was last painted and who painted it.
- There was a request not to paint the plumbing.
- 3rd Street will be painted this year and then we'll move on to Colette.

VI. New Business

Agave Management Company – Dues Collections – Pacific Premier Bank

- Brian reported Agave will take over April 1st. For now everything will stay with Alliance. Hopefully, by May 1st the transition will be complete. Information will be sent with instructions for payments to new bank.

Policy for Storage Containers – *Brian Kahn*

- Brian would like to have a policy that is convenient for owners who are

doing remodels and also is in keeping with the standards of the community. During recent remodels pods have been in the driveway of homes for several weeks.

A motion was made and seconded (Knowlton/Correll) to open a discussion on a policy for storage containers.

- Diane proposed the following guidelines: that there be advance notification that a container will be delivered and an approximate timeline for its removal. If timeline changes, the HOA needs to be informed.
- Brian suggested it be required to file an ARC request because putting a container on your lot is modifying it.

A motion was made and seconded (Burney/Thompson) to require an ARC request to put storage containers on owners' property. Motion passed.

- Information regarding this new policy will be emailed and also be in the newsletter so residents will immediately be aware of it.

Public Streets of Casa Real – Brian Kahn

- We will be voting in April or May to control our public streets. Please take the handout on the back table and let your neighbors know we need to act by June 30th or lose control of anything happening on our streets. We want to keep the streets as they are. We will likely do voting electronically.

Fix Toilet – Women's Washroom Colette Pool – *Brian Kahn*

- Handyman charged \$135 to fix toilet cleaning personnel had reported was leaking.

Homeless Encampment Clean-Up – *Marcia Burney*

- Marcia spoke with general manager of Bio-One about cleaning up down by the ravine. The homeless seem to feel more secure in that area as we are not down there. She said they would bring a dump truck and 4 workers wearing hazardous suits as they don't know what they will find. The quote was \$2,200 for 4 people to clean up the area between Fry's and Hawthorne. If we can't get people to help, we will need to hire someone.
- Brian commented we will have a better idea after the clean up on Saturday how much needs to be done.
- Tabled until next month.

Jamie Petty, the CEO of Agave Property Solutions, arrived and reported transition is going smoothly and they should be ready for April 1st. Agave is also transitioning to a new program launching April 1st and information regarding that will be sent to residents. A Pacific Premiere account has been opened for CR. Payments made to Alliance now will be held by PPI and then

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switched over to Agave. Member accounts currently sent to Alliance will be closed by Pinehurst once Pacific Premier takes over. Any additional payments sent to Pinehurst will be picked up by Agave. Information will be in the Agave welcome letter. The mailing address for Agave is PO 30071, Tucson, AZ 85751. Checks remain payable to CR.

VII. Homeowner Q&A

- There was a question regarding putting up No Trespassing signs, Jamie Petty said No Trespassing signs need to be put up in order for the police to come. There was a discussion on how to put the signs high enough for the homeless not to be able to remove them.
- Solicitation by homeowners in CR. One resident was complaining why a resident keeps dropping off flyers at her door. Several other residents at the meeting also asked why this is allowed. Brian said there is currently nothing in the Bylaws or Rules preventing solicitation. This will be addressed at the April Board meeting.
- Question whether the steps by Fry's is CR property. Brian clarified it is not CR property.
- Victoria thanked the Board for its work in improving the community.

VIII. Next HOA Board Meeting

April 15, 2025 at 6:00 PM.

IX. Adjournment

- **There being no further items of business, a motion was made and seconded (Kahn/Correll) to adjourn the meeting at 7:15 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			