

Casa Real Homeowners' Association

2. Board of Directors Meeting Minutes

Tuesday, April 15, 2025 at 6:00 p.m._

East Side City Hall

Present:

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

Owners:	
Barb Kahn, Lot 176	Jeanette Huey – Lot 77
Frances Raya, Lot 12	Lavonne Cox, Lot 46
Dennis Richards, Lot 89	Cindy Ratzlaff, Lot 160
Kafer Kasper, Lot	Jerry Borchardt & Victoria Reynolds, Lot 112
Judy Skog, Lot 115	Nancy Craychee, Lot 137
Penny Lacharias, Lot 45	Trisha Duvall, Lot 88
Ardie Trenholm, Lot 146	Ramona Nuez & Samm Lee, Lot 23
Diana Fennie, Lot 84	

I. Call to Order

A quorum was established and the meeting was called to order by Brian Kahn at 6:00 p.m. Brian thanked everyone for attending the meeting and said the Board appreciates input from the residents who make up the Community. He introduced Sgt Williams of the Tucson Police Dept.

Sgt Jeremy Williams is the Administrative Sargent for the Eastside. He explained the areas he covers. The last 3 months there were 161 calls. 58 were inquiry calls not rising to the level of a police response; 2 were collisions; 10 welfare checks; 1 a loud party; 4 neighbor problems. A lot of what we do is not criminal in nature. There were 2 false alarms, 3 suspicious activities. A lot of times it shows people are paying attention. If you see something out of place, try to get it on our call screen.

We focus on property crimes in neighborhoods like yours to make it difficult for people to victimize you. There was 1 burglary, 2 stolen vehicles, and 4 vandalisms. This is the area from Speedway to 5th over to Pantano. He asked if his presentation captured what's going on, asking if people think there are more crimes than that.

He gets 3-4 emails a day about camps being set up. It's tough because there are not many officers working on things like that. The camp can be removed, but then a few weeks later someone else moves in. There is a City of Tucson Homeless Protocol page where you can report what you are seeing. Someone will check it out, but it's not a high priority unless there is suspicious activity.

Jerry asked about fires. Sgt Williams said fires are a 911 call. He focuses on crimes. He emphasized locking your car and checking that the doors to your

house are locked properly. If someone really wants to break into your house or car, they can probably do it. We try to advise on how to avoid it. Anyone can call him anytime. He is off Sat, Sun & Monday. His phone number 520-837-7158.

He doesn't feel the homeless are more aggressive now. Brian asked if it's best to leave lights on at night and Sgt Williams said yes as the homeless like dark places. The area his division covers is large, so if there a call from Rite Ranch and the officer is at Craycroft, he will not get there in time. But with information and videos, we follow up. We prioritize calls where someone is in danger. Sgt Williams said with homelessness there is usually a mental health issue and there can be addictions. Marcia asked about homeless camps in wash and since the CR wash is private, it's a community responsibility.

II. **Approval of Meeting Minutes**

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

III. **Board of Director Reports**

President's Report – *Brian Kahn*

- Brian mentioned the cleanup on March 22 and that the City has arranged a cleanup this Friday from 8-10 a.m. behind Fry's.

Treasurer's Report – *Pamela Correll*

➤ Financials as of March 31, 2025	
Operating Account	\$ 93,610.30
Total Reserve Assets	\$159,334.21
Total Assets	\$252,944.51

Total March Income	\$23,573.32
Expenses:	
Administration	\$ 7,793.35
Landscaping	\$ 4,800.00
General Maintenance	\$ 204.00
Pool	\$ 8,506.66 (Pool repair \$6,747.37)
Utilities	\$ 2,216.10
Total Expenses	\$23,520.11
Net Income	\$ 191.37

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

To request a copy of the financial report, members can email casarealpool@gmail.com.

IV. Reports - Other

Landscaping Update – *Pam Correll*

- Pam reported landscaping is being done extremely well.
- We are currently working on the areas with debris in the wash between Colette and 4th Street, and at the end of 4th Street. It has brought up the question of fire hazard. There is an HOA Firewise in Tucson that works to reduce the risk of fire to property and homes. Either the Fire Department or a company in town can survey the whole area, identify our weaknesses and determine if we are fire vulnerable. Pam wants to organize a committee to see if we can mitigate any potential fire hazards.
- Brian requested the fire prevention committee be part of the landscape committee. Pam will solicit volunteers.
- Marcia mentioned TEP cut branches off trees and left them last year when they were taking down the voltage tower.
- Members mentioned downed trees and branches that need to be addressed. Jerry mentioned a tree he thought was going to be addressed this week. It will be checked out. Jerry also mentioned landscapers blowing debris onto driveways. Brian will ask them to do a better job with that.
- There was a question about trees being overrun by mistletoe. Pam responded it's difficult to get rid of mistletoe and attempting to cut it out might injure the tree, so they decided a couple of years ago not to trim mistletoe from the trees.

Pools/Tennis Courts – *Brian Kahn*

- Brian reported the locks are off the Hawthorne pool and it is now open.
- The locksmith is coming tomorrow to fix the lock to the at Colette pool gate that is sticking when residents try to exit. He asked Jaimie to have the men's washroom at Hawthorne checked.

Homeless – *Marcia Burney*

- Marcia reported walking wash after the cleanup and there was no additional trash there or signs of a camp.

Architecture

No requests.

Welcome Committee – *Diane Knowlton*

- Diane reported Committee is working on a packet for new owners.

V. Old Business

Agave Management Dues/Portal Update – *Jaimie Petty*

- Jaimie addressed the fees added to assessments paid through Vantaca. To avoid that, you can pay by check or bring cash into the office. You can also go onto your bank site and set up CR as new payee. If you set it up

through your own bank, there is no charge. If you go through the portal, there is a fee.

- She advised residents sign onto the advance portal as there is a lot of information there.
- 520-372-5630 – Agave office number – Brian said members can call Jaimie at any time or email casarealpool@gmail.com.

Painting South Side of 3rd Street – 16 homes – L&M Painting - \$59,995

A motion was made and seconded (Correll/Knowlton) to approve L&M Painting to paint the South Side of 3rd Street for \$59,995. Motion passed.

Crack Repair/Painting Tennis Courts – *Brian Kahn*

- Brian asked Jaimie to have an assessment for filling the cracks or paving the courts.

A motion was made and seconded (Knowlton/Correll) to obtain bids to fill the cracks or pave the tennis courts. Motion passed.

HB2298 – Public Streets – Voting in May 2025

- Brian reported the ballot will be mailed out and that it is important everyone vote. We need at least 25 yes votes to keep the streets under our jurisdiction per our Rules. Ballots will be counted at the May meeting. The City will still do repairs.

Storage Container on Property– *Brian Kahn*

- Brain reported storage containers will be added to the Rules & Regulations currently being formulized.

March Cleanup/April Carport Sale – *Keanne Thompsom*

- Brian thanked members who donated balloons and signs for the cleanup.
- Keanne reported 15 people participated in the cleanup and the City prepared everything for us. Because of our cleanup and finding out the property behind Fry's is City property, there will be the cleanup there on Friday.
- About 12 homes participated in the garage sale.
- A few people are still not receiving the newsletter. Add us to your email list and check the spam settings. You can find the Newsletter on the website.
- Getting rides to the Board meetings or having zoom Board meetings came up at the garage sale. Keanne will try to set that up. The City of Tucson does have ADA paratransit that will pick you up and bring you to the meeting, but you need to be ADA eligible.
- There was a suggestion to carpool people needing a ride. Keanne will put

a notice in the Newsletter asking for volunteers to drive neighbors to the meetings.

- There was a suggestion the signs for the garage sale be larger.

VI. New Business

Review Rules & Regulations – *Brian Kahn*

- Moved to next month as Rules have not been finalized.
- There was question regarding how long the Board term is and Brian confirmed it is now 2 years,

Installation of NO TRESPASSING Signs – *Brian Kahn*

- Brian reported we are figuring the best locations in the common areas and washes to place the signs and hopefully detour the homeless.

Debris in Wash – West of 4th Street – *Brian Kahn*

- See Landscaping report above.

VII. Homeowner Q&A

- There was a question regarding address for the pools should there be an emergency. Brain said it will be on the May agenda.
- How often are homes painted? We were on a 7-year schedule but because of increased prices, we're trying to get 3rd Street painted this year. Member mentioned chipped paint on house. Brian will look for the contracts for 4th Street painting to see if the warranty for chipping still applies.
- Diana Fennie asked if the Board intends to run the updated Rules & Regulations through an attorney and Jaimie said absolutely. Brain added the Board has a copy of the Redline Report to consult. Maxwell & Morgan is the current HOA attorney.
- There was a question regarding a recommended list of vendors. Brain referenced talking at the Annual Meeting about members sharing their experiences having issues dealt with, but the Board doesn't want to share a list.
- Jerry mentioned putting floodlights by the mailboxes. The CC&Rs prevent anyone from putting anything in the common areas, but Brain said the Board appreciates the donation of the lights and will look into it more to be sure it would not violate the CC&Rs. Judy Skog mentioned reasons for not encouraging people going to the mailboxes at night and also mentioned the low light nighttime law.

VIII. Next HOA Board Meeting

May 20, 2025 at 6:00 PM.

IX. Adjournment

- **There being no further items of business, a motion was made and**

Casa Real Homeowners' Association Board Meeting Minutes

Tuesday, April 15, 2025

Page 6 of 6

seconded (Correll/Burney) to adjourn the meeting at 7:20: 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			