

Casa Real Homeowners Association

P.O. Box 30071 Tucson, AZ 85751 Phone: (520) 372-5630

Board of Directors Meeting

East Side City Hall

Tuesday, May 20, 2025 at 6:00 p.m._

All Board members were in attendance – Brian Kahn, Keanne Thompson, Pamela Correll, Marcia Burney, and Diane Knowlton. Jaimie Petty represented Agave Management

- I. CALL TO ORDER
 - a. The meeting was called to order at 6:00 by President, Brian Kahn.

- II. VERIFICATION OF QUORUM

A quorum was verified with all board members present.

- III. APPROVAL OF MEETING MINUTES
 - a. A motion was made to accept the March meeting minutes. (Correll/Thompson)
Unanimously approved.

- IV. PRESIDENTS REPORT

Brian thanked the members present for taking the time to complete and send in their ballot. A reminder was also given about Brush and Bulky, which is scheduled for June 9th.

- V. FINANCIAL REPORT

Brian Kahn and Pam Correll reported on the April financials, explaining that through we have accurate April information, Agave is still waiting on some items from Pinehurst to have a complete packet. April financials to be approved at a June meeting.

- VI. COMMITTEE REPORTS
 - a. Landscape/Firewise Committee – Pamela reported – 4th and Colette area has been cleaned. A proposal to remove the debris in the wash at the west end of 4th has been submitted to the Board. Judy and Pam conducted a Firewise walk and spoke with the Fire Department to get some clarity. They were informed that only 2 people hold seats on the Firewise committee, so it may take some time to get someone out to assess the community. The neighborhood as a whole looks very good, but a small list of items was provided to Agave, who will send them to the landscapers. Pam also reminded the members present that all concerns on landscaping must be directed to Agave and not the landscapers directly. The contract is for 2 hours a week/6 man crew. To make the best of their contracted time, homeowner interaction must be eliminated. Jaimie (Agave) to schedule a monthly landscape walk to review the areas behind the homes (alleys and washes).
 - b. Pool/Tennis Courts – Brian reported - Pool and Tennis Courts looking good. More to be addressed in New Business

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- c. Architectural Committee – Brian reported - There were two requests submitted. One for an Oleander trimming, but this was determined that the plant belongs to the neighbor, who needs to be contacted prior to the work. Another for the damaged cross beam at the carport. A motion was made and seconded (Kahn/Knowlton), unanimously approved to have the end of the beam cut and paint it. Agave will collect bids to have this work done.
- d. Homeless – Marcia and Pam reported that another Homeless camp has been constructed near Fry's and will be contacting the City to have this area cleaned out.
- e. Welcome Committee – Diane reported - A Welcome Packet with useful information, including a map of where to locate the pools and contact information for Agave. Jaimie to inform Diane when we receive a new deed with the new homeowners contact information.
- f. Agave Update – Jaimie reported that everything was running smooth and a lot of members have signed up for Vantaca. A locksmith visited the community to assess the locks and it was determined that the locks were in good shape, but the keys were not cut correctly. 5 keys have been made and tested for accuracy and 10 more will be made before the next meeting.

VII. PENDING BUSINESS

- a) Crack Repair/Painting at Tennis Courts – Two bids were submitted, one for a complete replacement at a cost of \$240k and another bid for a repair and painting in the amount of \$60k. The Colette court has a ton of cracks and Hawthorne is in slightly better shape. There were other bids provided in September for \$15k each court. Jaimie to contact the company with the bids from September to see if the cost is still valid. The idea of making one of the courts into a Pickleball Court. This is tabled for now, pending more information.
- b) Debris in wash (end of 4th) – Miguel provided a proposal for this area in the amount of \$450. A motion was made to approve this work, seconded (Kahn/Correll) unanimously approved.

VIII. NEW BUSINESS

- a) Purchase of Address signs for the pool – A motion was made to have signs made with the address of the pools installed within the gated area, seconded (Burney/Knowlton), unanimously approved.
- b) Purchase of new sleeves for the pool handrails – A motion was made and seconded (Correll/Knowlton) to purchase sleeves for the pool handrails. Unanimously approved.
- c) Policy and Procedures – Addition of #10 on the form, which states that work must be completed within 3 months of the approval notice.
- d) Architectural and Landscape Requests – the Request form has been updated with the correct contact information.

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IX. OPEN FORUM

- Rules on length of time Bursh and Bulky can be set out before pick up. This timeline will conform with City of Tucson guidelines.
- Concerns about the billing crossing paths with the payment.
- It was reported that the man who lives in the home behind the community is an engineer and was asked to look at a few of the houses on 3rd. It was confirmed that the end of the cross beam in the carport are decorative and not structural.
- Gratitude expressed for the removal of the debris pile – it looks much better.
- Link for setting up accounts in Vantaca
- Concerns on disruptions at meetings

X. MANAGEMENT PUNCH LIST

- Schedule Landscape walk with Board to assess the areas behind the homes
- Contact neighbor to Oleander to get confirmation on removal
- Gather proposals for beam work
- Contact Tennis Court vendor from September to confirm if price is still valid.

XI. ADJOURNMENT

- a.i. The meeting adjourned at 6:56 p.m.

Respectfully submitted,
Jaimie Petty, Association Manager