

Casa Real Homeowners Association

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

Board of Directors Meeting

East Side City Hall

Tuesday, June 17, 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 May meeting minutes. (Kahn/Knowlton)
Unanimously approved.

- IV. PRESIDENTS REPORT

Brian thanked the board members & Agave for looking out for the community by walking the neighborhood and checking to make sure our community is taken care of. Brian drives the streets at least once per week to make sure our community is being taken care of and there are no issues while I'm driving around.

- V. FINANCIAL REPORT

Due to the delay from Pinehurst, the Board was not able to review the April and May completed financials. These will be reviewed along with the June financials at the July meeting.

- VI. COMMITTEE REPORTS
 - a. Landscape/Firewise Committee – Pamela reported – the landscaping looks good. They have not been seen today, but they may be coming at an earlier time after the new State law passed allowing contractors to start at 5am due to the heat. Pamela is on her 3rd try to find a contact with Firewise. Marcia reported that she had contacted TEP about the tree debris left behind (between Casa real & Far Horizons) when they cut down the tree.
 - b. Pool/Tennis Courts – Brian reported - Pool and Tennis Courts looking good. There was some concern about the timeline of turning the heater off, which can be added to the agenda prior to next summer. More to be addressed in New Business
 - c. Architectural Committee – Brian reported – No Update at this time. We are still waiting on estimates for the work on the carport beams.

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- d. Homeless – Marcia reported – She has reached out to Kat Stratford with no response.
- e. Welcome Committee – Diane reported – There has been 1 new homeowner in the last month. Diane would like to send a postcard to the new resident which would highlight delivery options for the Welcome Packet. Diane to send the postcard to Jaimie so Agave can send out the notification in Vantaca once the deed has been received.
- f. Agave Update – Jaimie reported that the Landscape walk was successful and the homeowners with items behind their home have been sent notices to have them removed. Kat Stratford has also been contacted with no response.

VII. PENDING BUSINESS

- a) Crack Repair/Painting at Tennis Courts – Pacific Tennis Courts of Arizona was contacted to see if they would honor the price they provided in the fall, to which they agreed. Questions on the warranty, which seems to be missing from the estimate. There was discussion about turning the Colette court into two pickleball courts while the Hawthorne court remains a Tennis court, adding an adjustable net to convert to pickleball if desired.

Brian motioned to have both courts refinished contingent on the warranty and added cost for the adjustable net at Hawthorne and new cost for the Colette court. Second, by Pamela. Unanimously approved. Jaimie to contact PAC regarding the warranty and the updated costs for the modifications.

- b) Monument Wall – Jaimie contacted Progressive, who informed her that the delay of action was due to the insured driver. Progressive suggested to continue to wait. Keanne suggested the wall be painted for now to eliminate the eyesore. It was motioned and seconded (Thompson/Kahn) for Jaimie to contact a vendor to power wash the wall for it to be painted. Keanne volunteered to paint the wall herself. Unanimously approved.

VIII. NEW BUSINESS

- a) CD at Alliance – The CD at Alliance bank has expired. The Board reviewed option for the funds from the Alliance CD. It was motioned and seconded to move the funds to a Pacific premier CD with a maturity life of 9 months, (Kahn/Correll). Unanimously approved.
- b) Pot Luck – Keanne proposed a Potluck in the Fall - tentatively set for October 25th.
- c) Community Clean Up – Community clean up scheduled for November 8th
- d) Lamp Post Christmas Decorating contest?

IX. OPEN FORUM

- There is trash collecting at the bumpouts of the wall along Pantano.

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X. MANAGEMENT PUNCH LIST

- Contact vendor to power wash the monument wall to prepare for painting
- Collect estimates for the carport beam work
- Contact Tennis Court vendor (PAC) for information in the warranty, as well as an updated cost for the adjustable net and conversion of the Colette court to (2) pickleball courts.

XI. ADJOURNMENT

- a.i. The meeting adjourned at 7:00 p.m.

Respectfully submitted,
Jaimie Petty, Association Manager