

Casa Real Homeowners Association

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

Board of Directors Meeting

East Side City Hall

Tuesday, July 15, 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 6:02 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 and seconded to accept the June meeting minutes. (Thompson/Correll) Unanimously approved.

- IV. PRESIDENTS REPORT

Brian reported that each committee is running smoothly. There hasn't been a lot of participation outside of the committee chairs, but things are getting done. Brian also thanked Agave Management for the Financial Training webinar they hosted on June 9th.

- V. FINANCIAL REPORT

Pamela provided the Financial report for June. A motion was made and seconded to approve the June financials (Knowlton/Burney). Unanimously approved.

- VI. COMMITTEE REPORTS
 - a. Landscape/Firewise Committee – Pamela reported – The landscapers are doing a great job; however, we are striking out with contacting anyone with Firewise. Seeking help from other homeowners. There was a request to remove a Citrus tree at 7745 E Rosewood. Discussions were made on the responsibility of the removal and if a replacement will be required. Landscape Guidelines to be added to next months agenda. A motion was made and seconded (Correll/Thompson) to remove the tree at the HOA expense. Unanimously approved.
 - b. Pool/Tennis Courts – Jaimie reported the recent issues with the Pima County inspector and the failed inspection due to lack of chlorine. Pamela suggested a committee to have the water checked daily, especially during summer months. Jaimie to meet with Davey Pools next week. Tennis Courts will be repaired and painted the week of the 28th, in which both courts will be closed. Colette court will be converted to 2 pickleball courts.

Casa Real Homeowners Association

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

- c. Architectural Committee – Brian reported – The request on Rosewood for the arches in the courtyard has been denied. The request for the trellis's on Capron was unanimously approved.
- d. Homeless – Marcia reported – Nothing for now. Still no response from Cunninghams office. Jaimie and Brian to schedule a meeting with Paul Cunningham to discuss.
- e. Welcome Committee – Diane reported – There has been one new homeowner, but all else has been quiet.
- f. Agave Update – Jaimie reported about inspections with Pima County for the pools, meeting with vendors for the carport beam work, finalizing the tennis courts bids, as well as attempts at reaching Cunninghams office regarding the homeless.

VII. PENDING BUSINESS

- a) Crack Repair/Painting at Tennis Courts – The estimate from Pacific Tennis Courts of Arizona has been approved with the revision including the conversion of the Colette court into two pickleball courts. Ratified at this meeting.
- b) Monument Wall – The check from Progressive has been received, but it was erroneously made out to Agave, which has been returned to Progressive for correction. This will be tabled for now.

VIII. NEW BUSINESS

- a) Pool Furniture – Jaimie to call on warranty
- b) Colette Pool Decking Repair – It was believed that Davey Pools provided an estimate for this in the past. Jaimie to look into this.
- c) Baker St Water Drainage – Marcia provided photo of the water drainage route from the lots east of hers. The water has been rerouted over time and is now draining into her yard. Request bid from Miguel to reroute and add rock.
- d) Newsletter Guidelines – Keanne drafted guidelines for newsletter creation for any future newsletter chair. Would like to have language included that calls for owner feedback and ideas. A motion was made and seconded to adopt the guidelines (Kahn/Correll). Unanimously approved.
- e) Carport Beams – The submitted estimates were reviewed. After discussions, it was determined that all that is needed is a cut and seal. Jaimie to contact her handyman, Sonny on this.
- f) Hawthorne Court Light (dial broken) – a motion was made and seconded (Kahn/Correll) to have Sonny Shipman replace the dial with a DNE of \$100. Unanimously approved.
- g) Keanna suggested forming a Social Committee named the “Community Unity Committee”. The committee will be comprised of Keanne, Marcia, and Danielle Johnson.

Casa Real Homeowners Association

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

IX. OPEN FORUM

- Mistletoe is trees and the removal of such
- Tree at 7760 Rosewood needs trimming.

X. MANAGEMENT PUNCH LIST

- Meet with Davey Pools
- Assess possible warranty on pool furniture.
- Schedule meeting with Paul Cunningham and Brian Kahn.
- Check files for estimate from Davey Pools on Colette deck.
- Bid from Miguel for drainage rerouting on Baker St.

XI. ADJOURNMENT

- a.i. The meeting adjourned at 7:48 p.m.

Respectfully submitted,
Jaimie Petty, Association Manager