

# Casa Real Homeowners Association

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

## **Board of Directors Meeting**

**East Side City Hall**

**Tuesday, August 19, 2025 at 6:00 p.m.\_**

All Board members but Diana Knowlton were in attendance – Brian Kahn, Keanne Thompson, Pamela Correll, and Marcia Burney. Jaimie Petty and Madison Sandy 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 four out of five board members present.
  
- III. APPROVAL OF MEETING MINUTES
  - a. A motion was made and seconded to accept the June meeting minutes. (Burney/Thompson) Unanimously approved.
  
- IV. PRESIDENTS REPORT

Brian reported that a command center was set up last week to assist individuals experiencing homelessness and provide them with resources to help transition off the streets. He also noted the Meals on Wheels program, which is available for older residents and those unable to leave their homes to access food. Both programs, along with additional resources, are listed in the Ward 2 newsletter for residents' reference.
  
- V. TREASURES REPORT

Pamela provided the financial report for July. A motion was made and seconded to approve the July financials (Kahn/Burney). Unanimously approved.
  
- VI. COMMITTEE REPORTS
  - a. Landscape/Firewise Committee – Pamela reported- The community landscaping is looking good. She inquired about the completion timelines for the pool project and the ongoing painting project. Pamela also requested that the community map be color-coded to reflect the landscapers' schedule for better clarity and planning. Additionally, Pamela reported that the dead tree on the wall behind the mailboxes will be removed at a cost of \$325. Brian motioned to approve this removal, and Pamela seconded. (Kahn/Correll).
  - b. Pool/Tennis Courts – Brian motioned to add two wired cameras to the pickleball courts. Pamela seconded the motion; it was unanimously approved. The internet at the Collette pool is still experiencing issues, and the Board is considering switching to a different provider if problems persist. This topic has been tabled for

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now as Jaimie will get in contact with Pinehurst to see how much terminating that lease would be and added to pending business for further review. (Kahn/Correll).

- c. Architectural Committee – Pamela reported – In favor of Denise Marsus’s ARC submission for Mexican Birds of Paradise. Brian motioned to approve the request not to exceed \$200, Keanne seconded. A four to one Board member approval. (Kahn/Thompson). For the solar submission, Brian motioned to approve on the condition that the conduit does not run across the property and that the boxes are placed in the backyard, and Marcia seconded. (Kahn/Burney). Drip system submission for 7745 Rosewood – Brian motioned to approve, and Keanne seconded. (Kahn/Thompson).
- d. Homeless – Marcia reported – No new updates at this time. There has still been no response from Cunningham’s office, and Marcia expressed interest in having Fry’s become more involved in addressing this issue, potentially by installing a fence.
- e. Welcome Committee – No report given as Diana Knowlton was not in attendance.
- f. Social Committee- The Board discussed plans for the upcoming community cleanup scheduled for November at 8:00 a.m. Steve Laturico will be contacted to provide bags and supplies for the event. An email has also been sent to Fry’s requesting a donation of water for participants. Additionally, a community potluck is scheduled for October 25, and volunteers are needed to assist with planning and coordination.
- g. Newsletter Committee- No report given at this time.
- h. Agave Update – Jaimie reported that the tennis court renovations have been completed, and she shared photos of the finished project with the community. She also met with representatives from Ward 2 regarding the homeless issue to discuss ongoing matters. Plumbing issues at the pool have been fully repaired, and the process of securing bids for the pool deck repair is underway. In addition to the bid from Davey Pools and Spa, the Board requested to obtain 2 other bids for comparison.

## VII. PENDING BUSINESS

- a) Pool Furniture – The Board discussed the condition of the pool furniture and confirmed that the items are covered under warranty. Sharing this information with Patio Connection to look into getting those replaced.
- b) Colette Pool Deck – The Board discussed the need for repairs to the Colette pool deck and confirmed that three bids are being collected for the project. Further discussion and decisions will take place once all bids have been reviewed.
- c) Water Drainage on Baker St.- Review proposal from Miguel- The Board reviewed the proposal and agreed to collect two additional bids for comparison before making a decision.
- d) Monument Wall – Agave to follow up with Progressive on the check for the monument wall.

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## VIII. NEW BUSINESS

- a) Rules and Regulations Review – This has been tabled. A dedicated meeting will be scheduled prior to the September Board meeting to review and discuss the Rules and Regulations in detail.
- b) Verizon Bill - The Board discussed the current Verizon contract with Pinehurst. It was noted that the lease cannot be transferred, as it is under an individual's name at Pinehurst. Jaimie will research the cost of terminating the existing contract, explore options with other service providers, and provide an update at the next meeting.
- c) Landscape Guidelines – This item has been tabled and will be addressed during the dedicated meeting scheduled for the Rules and Regulations review.

## IX. OPEN FORUM

- The Board discussed seeking assistance from the City of Tucson (COT) regarding the installation of fencing to mitigate the homeless.
- Homeowners also asked questions about their potential involvement in addressing the ongoing homelessness within the community.
- Reviewed landscape preparations required prior to the painting project, ensuring all areas are ready for contractors.
- Discussed the addition of dead cactus plants in designated areas and proper placement guidelines.
- Reviewed Rules and Regulations regarding Airbnb rentals and discussed proper procedures for documenting and reporting related incidents to the appropriate authorities. A Notice of Violation (NOV) will be issued to the address identified for violating this rule.

## X. MANAGEMENT PUNCH LIST

- 2 Bids for Pool deck repair other than Davey Pools & Spa
- Pool furniture warranty has been confirmed, and information has been provided to Patio Connections to proceed with the replacements.
- Look into Terminating contract with Verizon.
- Follow up with Progressive on check for monument wall.
- Present a map outlining the landscaping schedule for the community.
- Obtain 2 additional bids for the drainage way behind Baker St. Homes.

## XI. ADJOURNMENT

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a.i. The meeting adjourned at 7:59 p.m.

Respectfully submitted,  
Jaimie Petty, Association Manager