

Casa Real Homeowners Association

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

Board of Directors Meeting

East Side City Hall

Tuesday, October 21, 2025, at 6:00 p.m._

All Board members were in attendance – Brian Kahn, Keanne Thompson, Pamela Correll, Diane Knowlton 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 all five board members present.

III. APPROVAL OF MEETING MINUTES

- a. A motion was made and seconded to accept the September meeting minutes. (Thompson/Burney) Unanimously approved.

IV. PRESIDENTS REPORT

Brian thanked the homeowners for their supports and mentioned a few programs going that may be of interest – Food Cycle – a City of Tucson program that recycles vegetables and fruits. This takes place at Udall park. There is also a Hefty Recycle Program for plastics that the city will not accept.

V. TREASURES REPORT

Pam Correll presented the September financial report. A motion was made and seconded to approved the September financials (Burney/Thompson) and unanimously approved.

VI. COMMITTE REPORTS

- a. Landscape/Firewise Committee – Pam reported that the Firewise program has been unsuccessful and hasn't been able to get a response. Stated the community is working on staying on top of any dead vegetation and will continue to do so. After assessment, it was determined that the new bike lane should not encroach onto Casa Real property.
- b. Pool/Tennis Courts – No report given.
- c. Architectural Committee – No report given.
- d. Homeless – Brian reported that the Fry's machine that breaks down the cardboard boxes was temporarily inoperable, leaving many boxes lining the area. Area is now cleaned, and boxes are gone.
- e. Welcome Committee – No report given.
- f. Newsletter Committee- Reminder of the Community Event this Saturday.

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g. Agave Update – Madison is no longer with Agave and Jaimie will continue the management of the community until further notice.

VII. PENDING BUSINESS

- a) Pool Deck Remodel– Agave Management contacted Davey Pools for an estimate, and Pam contacted Omni Pools, who has been out to inspect – awaiting the estimate. Jaimie to contact Rubber Stone on another bid and follow up with Davey Pools.
- b) Water Drainage on Baker St – A motioned was made and seconded to approve Romero Enviroscapes (Correll/Kahn). Unanimously approved.
- c) Homeowner Consensus Forms – The Board discussed this and agreed that there is good contact information and will continue to remind owners to visit Vantaca and change communication preference.
- d) 2026 Budget – A motion was made and seconded (Knowlton/Thompson) to approve the 2026 budget. Unanimous approved.
- e) Carport Concrete Guidelines – Discussion were had on the approved colors for the epoxy option. Keanne to obtain color samples for the gray that matches the existing driveway and slump block and will reassess at Novembers meeting.

VIII. NEW BUSINESS

- a) Lighting concerns on 3rd St – Brian assessed and replaced the light bulb but the light fixture remained unlit. Would like Sonny or an electrician out to asses if it's the sensor. There are 3 homes that needs to be assessed. 7810 E 3rd St, 7815 E 3rd St, and 901 Capron. Jaimie to get this scheduled.
- b) Inspection report and procedures
 1. Per the updated Rules and Regulations – the only allowable items in the carport will be the trash containers, motor vehicles, and bicycles. This rule pertains to the entire area on the carport side of the front door.
 2. Alleyways – Alleyways are not part of the current inspection scope. Jaimie informed the Board that adding this would add an extra fee. The Board asked Jaimie to gather the numbers and provide a cost for a monthly alleyway inspection.
- c) Landscaping/Assessing dead vegetation – The Board discussed the best approach for reporting dead vegetation and has asked Jaimie to inform Triple M to report any dead vegetation to Agave who will then add the address to the landscape list and ask for a proposal for anything that falls outside the current monthly maintenance fee.
- d) Triple M Proposal to remove dead trees on Hawthorne – ratified.

IX. OPEN FORUM

- Homeowner from 7827 4th St reported her dissatisfaction with the carport beam repair - stating the contractor worked on her home without notice or alerting her that they were present.
- Are the wash areas behind homes maintained. No

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- What is the best website to utilize for homeowners, the Casa real website or Vantaca? The Board responded that Vantaca will have the financials, approved meeting minutes and a way to communicate with Management, so recommended that portal as the default.
- Homeowner asked if a tree will be planted at 7802 Hawthorn to replace the one being removed. This is still undecided.
- Homeowner claimed it was illegal to have ballots on the Vantaca site (HB2298) and would like her ballot removed.

X. ADJOURNMENT

a.i. The meeting adjourned at 7:27 p.m.

Respectfully submitted,
Jaimie Petty
Association Manager