

Casa Real Homeowners Association

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

Board of Directors Meeting

East Side City Hall

Tuesday, February 17, 2026 at 6:00 p.m.

All Board members were in attendance – Brian Kahn, Keanne Thompson, Marcia Burney, Claire Foley and Claudia Lopez-Ortero. Shawn Luellen represented Agave Management

I. **CALL TO ORDER**

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

The Board introduced themselves and their positions to the audience.

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 December meeting minutes with corrections (Burney/Foley) Unanimously approved.

IV. **PRESIDENTS REPORT**

Brian Kahn thanked Diane and Pam for being such a great asset to the Board, thanked Keanne for all the food and preparation for the Annual Meeting and Agave Management for all their efforts.

V. **TREASURES REPORT**

Claire Foley presented the December 2025 and January's financial report. It was mentioned that a 'good chunk of money was missing' Claire met with Sarah, in accounting at Agave. All the money is counted for it just wasn't entered into the system correctly; Sarah worked with Vantaca and they were able to find the issue. (Thompson/Burney). Unanimously approved.

VI. **COMMITTEE REPORTS**

- a. Pool/Tennis Courts –Keanne purchased a new bench for the court at Colette.
- b. Architectural Committee – Solar Request was submitted; there is an issue with the placement of the solar box; Claudia suggested that the Board ask a TEP representative to attend the next meeting and answer questions, so the Board and community have a better understanding of solar requirements. Claudia will reach out to TEP and hopefully get a meeting scheduled.
- c. Homeless – Marcia Burney is waiting to hear from Sgt. Williams; see if there any activity reports. Homeowners' concerns are growing. Brian would like to get Paul Cunningham involved and have Mr. Cunningham clean up the area. There was

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talk about installing a fence; Casa Real nor Fry's shopping center own that strip of land where a fence could be installed.

- d. Welcome Committee – None at the time of this meeting.
- e. Newsletter/Social Committee – Keanne said she is always in need of topics for the newsletter, she asked homeowners for some suggestions for topics. There is nothing planned for any social events so far.

VII. PENDING BUSINESS

- a) Pool Deck Remodel– Pool Cool Decking has started at the Hawthorne Pool. The Hawthorne pool will be closed until the end of February.
- b) Carport Concrete Guidelines – Keanne made a motion to approve Valsper, New Concrete for carport driveways, Claire seconded the motion – all in favor - motion carried.
- c) Carport Beams – North West started the carport beam repair on Hawthorne. The Board would like Management to reach out to North West and see if they can do two streets at a time.
- d) The Elimination of No Trim List – This agenda item is tabled until further notice. Board made a motion to approve the bid from Trees & Strategy in the amount of \$1395.00. The Board unanimously approved.

VIII. NEW BUSINESS

- a) Light Post Repairs- Management will need to find a more qualified handyman in electrical repairs.
- b) Established Ad-Hoc Committee for Rules and Regulations – Claire Foley and Keanne Thompson will head the committee; Claire will be the Chair. There was a discussion on how many homeowners will be needed for the committee; it was decided on seven homeowners, and two Board members will make up the committee. Claire suggested the homeowners sign up on a sheet of paper and Claire will reach out to each one.
- c) Community Events Calendars – April 18, 2026 will be the first clean-up and November 14, 2026. Carport Yard Sale is scheduled for April 25, 2026 and the Pot Luck is scheduled for October 24, 2026.
- d) Palm Tree Estimate – Tabled, Pam is going to speak with Miquel and get more information on what type of palms trees are in the community and ask if he can work on a few at a time.

IX. OPEN FORUM

- Homeowners would like to know if the Board would consider adding some landscaping rock to the common areas.
- Homeowner would like to know when in September Colette will be painted.

X. ADJOURNMENT

- a.i. The meeting adjourned at 7:45p.m.

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Respectfully submitted,
Shawn Luellen, Association Manager