

Casa Real Homeowners Association

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

Board of Directors Meeting

East Side City Hall

Tuesday, December 16, 2025, at 6:00 p.m._

All Board members were in attendance – Brian Kahn, Keanne Thompson, Pamela Correll, Diane Knowlton and Marcia Burney. Shawn Luellen 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 November meeting minutes. (Knowlton/Thompson) Unanimously approved.

- IV. PRESIDENTS REPORT

Brian Kahn thanked the Board and Agave Management for all their efforts.

- V. TREASURES REPORT

Pam Correll presented the November financial report. There are some discrepancies regarding payments to the association's attorney. Jaimie is looking into this and hopes to have an answer for the Board soon. A motion was made and seconded to approve the financials with the knowledge that there will be an answer for the payments to the attorney (Burney/Knowlton). Unanimously approved.

- VI. COMMITTEE REPORTS
 - a. Landscape/Firewise Committee – Five dead trees have been removed.
 - b. Pool/Tennis Courts – Management needs to take photos and send to vendor. Management will take a photo of the bench so they can try to match it with the price point of \$150.00.
 - c. Architectural Committee – One ARC submittal was received for front and security door to be painted. The paint color is not an approved color. The homeowner will provide a paint sample for the Board to review; more discussion on paint is needed.
 - d. Homeless – Marsha Burney has been in contact with Sgt. Williams; he will have the area patrolled and present an activity report of the homeless in the area. Some ideas were to ask Fry's to install a fence; placing a large boulder to stop the foot traffic; locking down the dumpsters behind Fry's. Brian Kahn suggested getting in touch with Paul Cunningham's office for some help.

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- e. Welcome Committee – New homeowner at 7848 E. 4th Street. Diane Knowlton was able to give the Welcome Packet to the owner at the meeting.
- f. Newsletter/Social Committee – Keanne asked the homeowners in attendance for some suggestions of articles for the newsletters.
- g. Agave Update – the chaise loungers are finally completed. Management is making arrangements for the loungers to be delivered to the Colette pool.

VII. PENDING BUSINESS

- a) Pool Deck Remodel– Motion was made to approve the Omni Pool Bid and seconded (Correll/Knowlton) Unanimously approved. The Board would like to have the pool on Hawthorne done in early February and then the Colette pool in June/July. Management will ask Omni if this schedule would be acceptable.
- b) Carport Concrete Guidelines – Tabled.
- c) Carport Beams – Motion was made to approve North-West Roofing for the carport repairs. Board would like to see if the vendor can do the work in phases. Management will ask the vendor and update them with the vendor's response.

VIII. NEW BUSINESS

- a) No Trim List - Discussions were had about the list and concerns were brought forth about the lack of maintenance at some of the homes on this list. Pam will get with Migual to do another walk thru and get a better idea on the homeowners that are the No Trim List that are taking care of their landscaping needs and those who are not.
- b) Rules and Regulations – Brian asked the homeowners in attendance what they think should be allowed in the front yards and what should not be allowed. Some owners requested more time to talk to the homeowners; they would come to March's Board Meeting with their suggestions. The Board had requested at the November's meeting for the homeowners to come to the December's meeting ready to discuss. There was a heated discussion, and the meeting was adjourned abruptly at 7:27

IX. OPEN FORUM

- Homeowner is concerned about a saguaro in his front yard and would like to have it removed. Board asked him to submit an ARC form.

X. ADJOURNMENT

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

Respectfully submitted,
Shawn Luellen, Association Manager