

Casa Real Homeowners Association

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

Board of Directors Meeting

East Side City Hall

Tuesday, November 18, 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 represented Agave Management

- I. CALL TO ORDER
 - a. The meeting was called to order at 6:02 by President, Brian Kahn. The Board introduced themselves 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 September meeting minutes. (Thompson/Burney) Unanimously approved.

- IV. PRESIDENTS REPORT

Brian mentioned that volunteers are integral for a successful HOA. The Board has made many requests for volunteers and received very little interest. As a reminder, please bring all questions or concerns on the new Rules and Regulations to Agave Management.

- V. TREASURES REPORT

Pam Correll presented the October financial report. A motion was made and seconded to approve the financials (Knowlton/Thompson). Unanimously approved.

- VI. COMMITTEE REPORTS
 - a. Landscape/Firewise Committee – All looks good. Inquiry about the 4 dead trees. Email was sent on 10/15.
 - b. Pool/Tennis Courts – Some cracks have been spotted – Jaimie contacted the company who redid the courts and is awaiting a response. It was also reported that the Pickleball lines at the Hawthorne court are not as visible as some had hoped. The Colette court needs an additional bench. Brian motioned to get a new bench with a DNE of \$150. Seconded Pam – unanimously approved. Jaimie to look into this.
 - c. Architectural Committee – One submittal received for solar. Unanimously approved.
 - d. Homeless – Nothing to report at this time.
 - e. Welcome Committee – No report given.

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- f. Newsletter/Social Committee – Keanne reported that the potluck was great. The cleanup was less than favorable with only the Board and 2 volunteers. The area by Frys is now cleaned up and Ward 2 will be removing the toilet and couch. Marcia recommended keeping doors locked and security lights on at night, as there may be an influx of homeless now that they have cleaned out the 100 Acre camp off Golf Links. Keanne asked for owners to let Agave know if someone is not receiving the newsletters.
- g. Agave Update – We have been working with vendors for the pool deck repair, as well as Miquel for his weekly punch list. Sonny was contacted for the lamp post repair.

VII. PENDING BUSINESS

- a) Pool Deck Remodel– There are currently two quotes for the deck repair/replacement. The Board has asked for one other bid to compare apples to apples. Ideally, the projects will be done as follows: Hawthorne Pool between January and February and the Colette pool between April and May.
- b) Carport Concrete Guidelines – Tabled.
- c) Carport Beams – Tabled

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. Brian asked Agave to send him the list to assess.
- b) Rules and Regulations – Brian addressed the letter and petition that was sent to Agave.

IX. OPEN FORUM

- What was the timeline on the Rules and Regulations? Brian announced that a review took place in August, notations and drafts were sent to the attorney early September and a final review and approval of the new rules and regulations took place at the September meeting.
- Can there be leniency on the amount of decorations in the yard?
- Homeless on Baker & Pantano.
- Can there be a “no blow” list?

X. ADJOURNMENT

- i. The meeting adjourned at 7:40 p.m.

Respectfully submitted,
Jaimie Petty
Association Manager