

Casa Real Homeowners Association

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

Board of Directors Meeting

East Side City Hall

Tuesday, September 16, 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 6:01 by President, Brian Kahn.

II. VERIFICATION OF QUORUM

A quorum was verified with five out of five board members present.

III. APPROVAL OF MEETING MINUTES

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

IV. PRESIDENTS REPORT

Brian thanked the homeowners at the last meeting for their continued support and involvement. He emphasized the importance of open communication and encouraged residents to share questions or concerns as the Board works through current projects and future improvements.

V. TREASURES REPORT

Jaimie presented the August financial report and noted a duplicate charge for postage and paper, which will be reimbursed. The financial report has not yet been approved.

VI. COMMITTEE REPORTS

- a. Landscape/Firewise Committee – No report given.
- b. Pool/Tennis Courts – No report given.
- c. Architectural Committee – No report given.
- d. Homeless – No report given.
- e. Welcome Committee – Printed more welcome packets. No report given.
- f. Social Committee- The Board discussed the upcoming community potluck scheduled for October 25. Brian was authorized to spend up to \$100 for the event to purchase hot dogs, tacos, and chili, with homeowners providing the desserts. (Kahn/Knowlton)
- g. Newsletter Committee- It was agreed to include a homeowner census in the newsletter to gather updated contact information for Casa Real residents.

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Agave Update – Jaimie reported that Triple M Landscaping submitted a bid to remove several hazardous trees by the pool on Hathorne that are affected by mistletoe. The Board requested that Agave Management obtain two additional bids for comparison. An update from SW Grounds regarding the beam project indicated that the Board would need to reach out directly for further information. The landscaping schedule will also be revised to align pool maintenance with the corresponding street schedule. For example, the Colette pool will be serviced when landscapers are scheduled to work on Colette Street. The updated schedule will be shared with the Board once finalized.

VII. PENDING BUSINESS

- a) Pool Furniture – Agave Management will contact the company to obtain an update on the status of the furniture replacement.
- b) Colette Pool Deck – Agave Management reached out to three companies regarding the Colette pool deck repair. Oasis responded that they do not perform pool deck repairs, the email to Tim Henry Aquatics was returned undeliverable, and no response was received from the third company. Agave Management will continue efforts to contact additional vendors and provide updates to the Board.
- c) Water Drainage on Baker St.- Agave Management will contact Miguel to request an updated proposal redirecting the water flow to the wash rather than the sidewalk. Additional bids are being pursued from A&J Landscaping and Abby with Romero Landscaping. The Board is awaiting a bid from A&J, while no update has yet been received from Romero Landscaping. Agave Management will follow up to confirm if they are still working on the proposal.
- d) Rules and Regulations Review- Unanimously approved. (Knowlton/ Burney).
- e) Verizon Bill- The Board approved paying off the remaining balance of the lease during the transfer from the Pinehurst representative to ensure full control with Verizon. (Kahn/ Correll)

VIII. NEW BUSINESS

- a) Paint Color Guidelines/ Enforcement for Non- Compliance with Preparation Requirements – Agave Management will contact L&M Painting to request an updated quote for Colette showing the price difference between completing the community as one full section versus splitting it into two. The Board is also working on obtaining an updated map for the painting project.
- b) Mail out Homeowner Consensus Form – It was discussed to include this item in the upcoming newsletter.
- c) Carport Concrete Guidelines – Design Guidelines tabled to October.
- d) Landscaping Guidelines and Schedule- Tabled

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e) Planning for 2026 Budget- October meeting date – Tabled

IX. OPEN FORUM

- Homeowners inquired whether painters would address number plates and screen doors at no additional charge.
- The planting of Mexican Bird of Paradise, previously approved, is scheduled for October.
- The Board agreed to include repairs for both bathroom floors in the 2026 budget.
- Homeowners asked if electricity for lampposts is covered by the HOA. It was clarified that electrical concerns are the responsibility of the homeowner, while the HOA maintains the fixture and post.
- A question was raised regarding responsibility for sidewalks in Casa Real, noting issues on Rosewood.
- The Board discussed establishing a painting committee to conduct a property walkthrough with the painters approximately one week prior to the start of work, ensuring homeowners are adequately prepared.

X. MANAGEMENT PUNCH LIST

- 2 Bids for Pool deck repair other than Davey Pools & Spa for both pools.
- Agave Management to obtain an update on the pool furniture; Patio Connections will proceed with the replacements.
- Pay the contract with Verizon and transfer lease.
- Agave Management will continue obtaining two additional bids for the drainage area behind the Baker Street homes.

XI. ADJOURNMENT

- i. The meeting adjourned at 7:18 p.m.

Respectfully submitted,
Madison Sandy, Assistant Association Manager