

**HOA MINUTES  
CASA PALOMA 1 HOMEOWNER'S INC.  
ANNUAL MEMBERSHIP MEETING  
FEBRUARY 15, 2022**

Call to Order	Don Nelson
Pledge of Allegiance	Don Nelson
Motion to accept the current Agenda for the Annual Meeting	Motion Made and Passed by all Board Members
Motion to accept the 2/16/2021 Annual Members Meeting Minutes	Motion Made and Passed by all Board Members
Treasurer's 2021 Annual Financial Report	Ray U'Ren Ray read the report and also the review by the auditor. The auditor was pleased with the financials kept for Casa Paloma 1 HOA. Attached.
Motion to accept the Treasurer's report	Motion Made and Passed by all Board Members.
Committee Reports	<p>Architecture</p> <ul style="list-style-type: none"> <li>• Duane Rupert report that there is approximately 1 request made each month through the year. Duane also reported that he is planning to have 4 members on the Architecture committee to review requests of the homeowner's. The committee will conduct home inspections in March 2022.</li> </ul> <p>Locator Sales</p> <ul style="list-style-type: none"> <li>• Don Nelson reported that there have been 17 home sales in 2022. Report is attached.</li> </ul> <p>Maintenance / Landscaper</p> <ul style="list-style-type: none"> <li>• Jim Ford reported that the maintenance and landscaping has been kept up through the years. Jim expressed that because of the monsoons of 2021 the palm trees may need extra care in 2022.</li> </ul>
President's Report	Don Nelson Don reminded all homeowner's that the HOA dues of \$242.00 is due NLT 2/15/2022. Invoices will go out in February 2022 to each homeowner.
New Business	<p>Don Nelson Don thanked all the volunteers for budget and ballot preparation, distribution and counting of ballots.</p> <p>Norma U'Ren gave the quorum statement and CP1 had a quorum for the annual meeting. Norma also read and gave the count for voting. Results were that Sheila Austin and David Messick were elected to the board</p>

**HOA BOARD MEETING TO APPROVE BOARD POSITIONS  
FEBRUARY 15, 2022**

After the Annual Board Meeting the Board met again to approve the Board Positions for 2021

Motion made by Sheila Austin to Approve:

- Ray U'Ren as President. 1 Year Term. Motion was made, 2<sup>nd</sup> and Passed by all Board Members
- Sheila Austin as Vice President. 3 Year Term. Motion was made, 2<sup>nd</sup> and Passed by all Board Members
- Duane Rupert as Treasurer. 2 Year Term. Motion was made, 2<sup>nd</sup> and Passed by all Board Members
- David Messick as Secretary. 3 Year Term. Motion was made, 2<sup>nd</sup> and Passed by all Board Members
- Jim Ford as Member at Large. 1 Year Term. Motion was made, 2<sup>nd</sup> and Passed by all Board Members

*Respectively Submitted by:*

*Sheila Ausitn*

*Secretary, Casa Paloma 1, Inc.*

	for a 3 year term. Norma also read the Teller's Committee report. Attached.
Motion to accept reports	Motion made and passed by all Board Members.
New Board Positions	Don Nelson A meeting of the Board Members will take place after this meeting to appoint the Board positions.
Motion to Adjourn	Motion made and passed by all the Board Members.
NEXT HOA MEETING	03/08/22

Respectively Submitted  
Sheila Austin  
Secretary

TREASURER  
REPORT

Casa Paloma 1, HOA, Inc.  
Green Valley, AZ 85614

Year end 2021 Financial Report

CP 1, is a non profit Corporation  
FIN # 860359061  
AZ State # 05001044

P.O.Box 411  
85622 - 0411

February 9, 2022

We have 256 Resident homes in our over 55 yr old Community  
We have 2 miles of private streets in our community.

2021 Total Revenue \$ 63,219.32  
Net cash after expenses \$ 24,575.04  
Operating Accounts \$31,226.71  
Reserve Road fund \$ 244,944.23  
Total cash, checking, Money market and Certificate of Deposits with BMO and Wash FA  
\$283,241.92

We expense all our purchases and our accounting is set up as Cash.  
We have no assets other than our main entrance brick gate house.

We carry liability insurance on our board of directors for protection of the HOA  
We also carry Liability insurance on our common areas and streets for the protection of the HOA

Our expenses that were above our budget were:

1. Legal Fee,s \$1,1168.
2. Misc HOA expenses, which included extra cost of clean up and repair for this summers Monsoon.  
\$637.08

Over all our total expenses were less that our planned budget by \$2,137.77

Our cash balances increased from 2020 to 2021 by \$24,575.04 a 9.5% increased

In 2022 we will receive all attributed Attorney/legal costs we have spent for the removal of an under 55  
yo resident family, which will be in the \$5,000 range.

We will also receive 2 years of back HOA fee,s for \$462.

We do have one home in our community that is an open issue and that is the Carpenter house on Diablo  
for unpaid HOA Fee's and the cost of applying a lien.

We don't expect for the year 2022 to have any road expenses, but we do know that in the next 2 years  
we will be having significant road resurfacing expense.

Ray U'Ren  
Treasurer

