

**Casa Paloma One, Inc.**  
**HOA Meeting Minutes**  
**September 12, 2023**

**Present:** Ray U'Ren (President); Sheila Austin (Vice President); Gia De Nigris (Treasurer); David Messick (Secretary); Jim Ford (Member at large)

**Motion to Approve the Agenda:** Moved by Austin; seconded by Messick; approved unanimously.

**Motion to Confirm New Treasurer:** U'Ren moved to appoint Gia De Nigris to the CP1 HOA Board of Directors as the Treasurer. Austin seconded. Approved unanimously. Gia was a candidate for the Board in the previous election and fills the vacancy left by the departure of Duane Rupert.

**Motion to Approve the April 2023 minutes:** Moved by Austin; seconded by De Nigris; approved unanimously.

**Courtesy & Social Committee Reports:** Barb Nelson reported on recent happenings in the community as well dates for social events which are posted on the [www.casapaloma1.org](http://www.casapaloma1.org) website. (attached)

**Motion to approve Board Adviser:** U'Ren moved to appoint Brian Dunnum as an advisor to the CP1 HOA Board of Directors; seconded by Austin; approved unanimously. Brian was a candidate for the Board in the previous election.

**President's Review:** 2022/23 was a very active year for CP1. Many office functions formerly performed by board members and volunteers have now been outsourced to local accounting and business professionals for processing. All CP1's roads were repaired and recoated with a product that is expected to last at least five years. For the first time, dues for the upcoming year (2024-25) will be able to be paid online and with credit cards. (attached)

**Treasurer's Report:** De Nigris provided the August financial report (attached). Resources for possible expenditures later this year are expected to be sufficient.

**Landscaping Report:** Landscapers are busy with addressing erosion concerns and maintaining the plants in the common areas. Please contact Jim Ford directly and early with any landscaping concerns. Landscaping issues should not be discussed directly with the landscapers.

**Lot 258 Discussion:** Messick submitted a report formally describing Lot 258 for the Board's approval. (attached) Lot 258 constitutes all the common property of Casa Paloma 1 and the report describes the location of Lot 258 within the community, its purpose, and the uses and landscaping that are permitted on Lot 258. The board voted to approve this report as the basis for considering matters that arise regarding Lot 258. Austin moved to approve; De Nigris seconded; approved unanimously.

**New Titan Billing Information:** VP Austin reported that Titan has hired additional support in their office and that they have launched a new billing system through a third-party vendor. Subscribers can pay online or by check.

**Community Updates:** The Carpenter "murder" house on Diablo has been sold to investors. Curbs in CP1 have been repaired and painted but some may need more attention. The Architectural Committee is temporarily being chaired by U'Ren with J Nikolai assisting. If palm trees are trimmed this year, private homeowners who wish their palms trimmed at the same time and price, at their expense, will be allowed to do so.

**Paint Color Variance Request:** CP1 Homeowners requested consideration of paint colors that are not consistent with the new palette of CP1 exterior colors adopted and approved several years ago. The house color requested is Benjamin Moore 522 (dried parsley) and the trim color requested is Benjamin Moore 1603 (graphite). The request and the samples are referred to the Architectural Committee for consideration and further research.

**GVR Music-at-the-Pool Request:** GVR is considering members' requests for allowing music at the CP1 pool (among other GVR pools). The strong consensus of the CP1 members attending was that, for a variety of reasons, including volume, music genre, who selects the music, and who monitors music-at-the-pools, that they would strongly prefer to continue with the current no-music policy. The Board moved to respectfully notify GVR that Casa Paloma 1 formally objects to any change in the current no-music policy as it relates to Casa Paloma 1.

## **Adjournment**

The next Board meeting will be Tuesday, October 10 at 9am in the GVR CP1 clubhouse.