

Casa Paloma One, Inc.
HOA Meeting Minutes
October 10, 2023

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

Absent: Gia De Nigris (Treasurer);

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

Motion to Approve the September 2023 minutes: Moved by Austin; seconded by Ford; approved unanimously.

Treasurer's Report: President U'Ren presented the September financial report prepared by Treasurer De Nigris (attached) who was unable to attend due to illness.

Landscaping Report: The Landscape Committee reports that it is investigating the cost of adding native Saguaro cacti to Casa Paloma 1 common areas. The upfront cost is somewhat higher than other landscape plants but will require little care once established and provide an authentic desert southwest look.

Home Sales: David Messick reported that there have been 16 homes sold in Casa Paloma 1 since January 1, 2023, ranging from \$175,000-\$245,000. (report attached) The disclosure and transfer fees have provided more revenue than was budgeted. The distressed property on Diablo was sold to an investor, updated, and put back on the market. That home is currently under contract but not yet closed.

Architectural Committee: The Architectural Committee has not reconvened for the 2023-24 season. The specifications of the non-conforming paint colors requested by CP1 homeowners have been sent to Architectural Committee members who will discuss the request and provide guidance to the board before the November Board meeting.

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 website. (attached)

Old Business: The current Board of Directors of Casa Paloma 1 HOAA, Inc. recognizes the many contributions of three of its former board members. Harold Shane, Ken VanRooy, and Duane Rupert all provided tireless service to the members of the Casa Paloma 1 community.

New Business: The Board is looking for additional candidates for the election coming up in 2024.

Round Robin

Adjournment

The next Board meeting will be Tuesday, November 14 at 9am in the GVR CP1 clubhouse.