

Casa Paloma One, Inc.
HOA Meeting Minutes
March 12, 2024

Present: Ray U'Ren (President); Sheila Austin (Vice President); Gia DeNigris (Treasurer); David Messick (Secretary); Brian Dunnum (At-Large)

Motion to Approve the Agenda: Moved by U'Ren; seconded by Dunnum; approved unanimously.

Motion to Approve the Minutes of the February 13, 2024, Board Meeting: Moved by U'Ren; seconded by DeNigris; approved unanimously.

Treasurer's Report: Treasurer DeNigris presented the February financial report. Casa Paloma 1 continues to be on sound financial footing. Motion to accept the report by Messick; seconded by Dunnum; approved unanimously. (Attached)

Architecture Report: Architectural compliance reviews have revealed issues affecting nearly half the carports and/or townhouses in Casa Paloma 1. The Architectural Committee's plan is to send a letter to all CP1 homeowners detailing the types of issues the Committee encountered during the review with suggestions on remediation. This will give homeowners an opportunity to self-assess their own properties for compliance and act independently of further Architectural Committee involvement. After homeowners have had an opportunity to bring their properties into compliance on their own, an individualized letter will be sent to specific homeowners detailing compliance issues, any recommended remedies, and a reasonable timeframe within which to bring the property into compliance. This letter could also include legal language to notify the property owner of the right of Casa Paloma 1 HOA, Inc. to levy cash fines.

The goal of the Architectural Committee is to help property owners to bring their homes into compliance for the overall benefit of all community members. To that end, the process will be phased over the next year or more to give property owners adequate time to act. A proposed schedule will be offered at the April Board meeting.

Landscaping Report: It's weed season and Veliz & Co is busy controlling them. CP1 property owners may contact George Veliz directly to arrange privately for his landscaping services. His crew is not available during their few hours in CP1 each month. Contact Lisa K. for the number.

Courtesy & Social Committee Reports: Barb Nelson reported on recent and future happenings in the community as well dates for social events which are posted on the www.casapaloma1.org website.

NEW BUSINESS

CP1 is working through the first-year hiccups of the new billings system. Improvements are in the works based on the experience this year. HOA dues of \$250 we become delinquent on April 2, 2024.

Titan Waste was hit with an unexpected and immediate rate increase from its landfill provider; the additional expense (about \$3 per month) will show up on the next bill.

The new Board for 2024 is Ray U'Ren, Sheila Austin, Gia DeNigris, David Messick, and Brian Dunnum. Gia and Brian were elected at the last election to 3-year and 2-year terms, respectively.

Adjournment

The next Board meeting will be Tuesday, April 9 at 9am in the GVR CP1 clubhouse. This will be the last scheduled Board Meeting until the meeting on September 10, 2024.