

**SPECIAL MEETING OF  
LAS CASAS CONTENTAS IMPROVEMENT ASSOCIATION  
July 9, 2018**

AGENDA

1. Call the Meeting to Order
2. Introduce Officers and Directors
3. Update on Land Purchase and Submittals to the City
4. Discussion of Project components and timing
5. Discussion of CC&Rs and pool, landscaping, entries, trash, existing exteriors, future dues
6. Abandonment of 60<sup>th</sup> Ave
7. Project Name
8. Questions and Answers
9. Vote on Architectural Submittal and take volunteers for Architectural Committee





# Las Casas Contentas

## 2-3 Bedroom Townhouse

PLANNED  
MAINTENANCE FREE  
COMMUNITY

from \$ **24,790.**

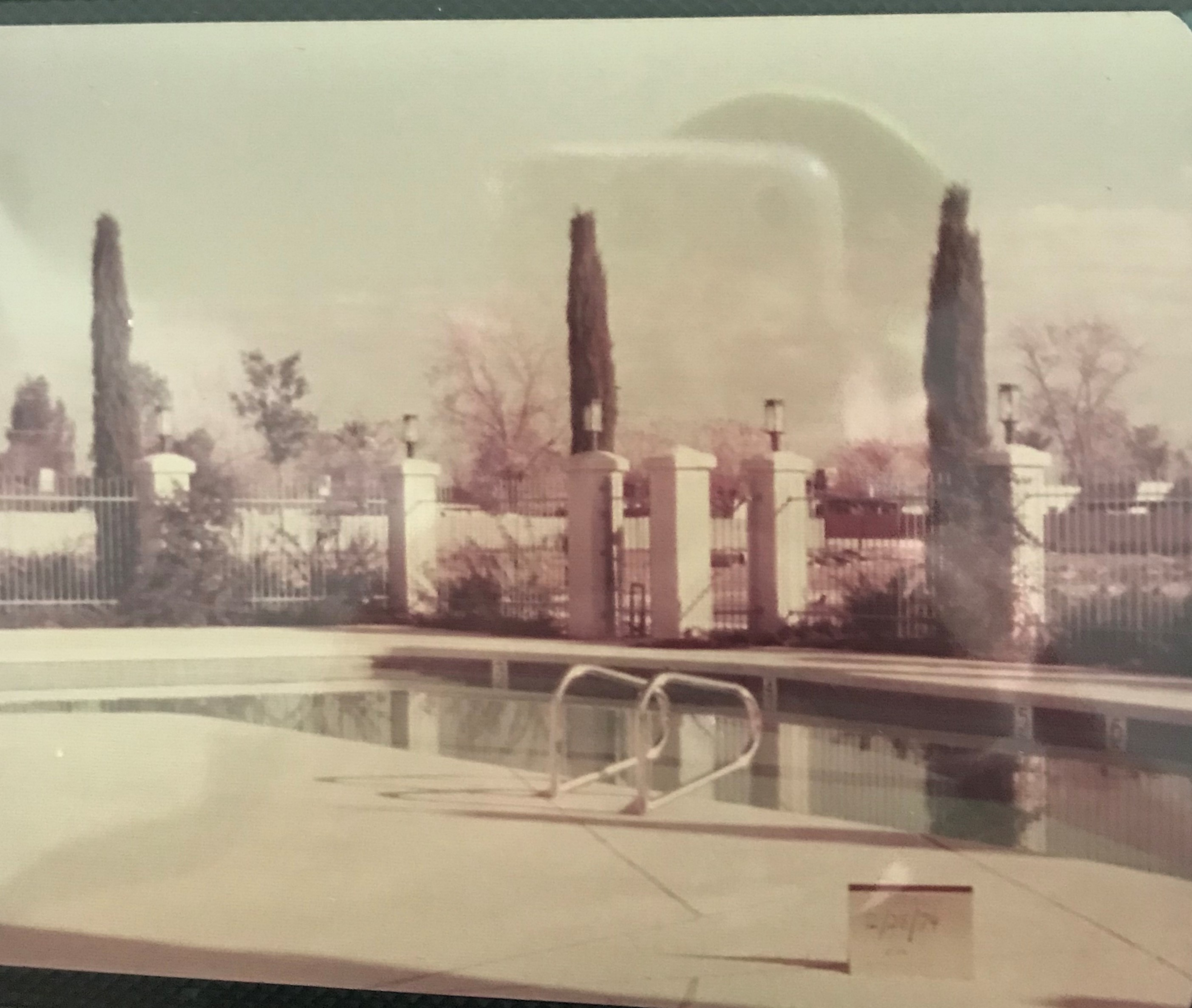
Refrigeration & Carpet Included

NORMAN KOGEN CONST. CO.

931-931-1111

**NOW OPEN**





2/28/74



**LAS CASAS CONTENTAS IMPROVEMENT ASSOCIATION, INC.  
CORPORATE RESOLUTION**

WHEREAS, Las Casas Contentas Improvement Association, Inc. is referred to as the "Association",

WHEREAS, the By-Laws of the Association was duly adopted in 1976 (the "By-Laws"),

WHEREAS, Dumas Glendale, LLC owns fee title to more than seventy-five percent (75%) of the ninety (90) lots comprising the LAS CASAS CONTENTAS subdivision which was established as set forth in Book 153 of Maps, page 42, official records of Maricopa County, Arizona (the "Plat"), and as such constitutes a majority vote of the members of the Association,

WHEREAS, pursuant to Section 3 of Article IV of the By-Laws, any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association,

WHEREAS, pursuant to Section 3 of Article IV of the By-Laws, in the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board,

WHEREAS, pursuant to Section 5 of Article IV of the By-Laws, the directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining written approval of all the directors, and any action so approved shall have the same effect as though taken at a meeting of the directors,

WHEREAS, pursuant to Section 5 of Article VII of the By-Laws, any officer may be removed from office with or without cause by the Board, and

WHEREAS, pursuant to Section 6 of Article VII of the By-Laws, a vacancy in any office may be filled by appointment by the Board,

NOW THEREFORE, the following resolutions are made in writing and without a meeting:

RESOLVED, that all the currently serving directors are hereby removed from the Board and replaced with the following individuals:

Joel Broder  
Mark Dumas  
Christina Kurz Dumas

RESOLVED, that all the currently serving officers are hereby removed from the Association and replaced with the following individuals:

President – Joel Broder  
Vice President and Treasurer – Mark Dumas  
Secretary – Christina Kurz Dumas


[Signatures on the following page]




Date: January 2, 2018


MAJORITY OWNER

DUMAS GLENDALE, LLC,  
an Arizona limited liability company

By:   
Name: Mark Dumas  
Title: Managing Member

BOARD MEMBERS

  
Joel Broder

  
Mark Dumas

  
Christina Kurz Dumas



**59 BUTLER LAND, LLC**

**PROJECT DETAILS**



**THE VISION**

59 Butler will be a new 96-unit workforce housing community located in Glendale, Arizona on 59<sup>th</sup> Ave between Northern and Olive Roads. It is an infill redevelopment with a 40-year backstory. Featuring contemporary styled 1, 2 and 3-bedroom apartments. Constructed to National Green Built Standards (NGBS) and Energy Star Certified.



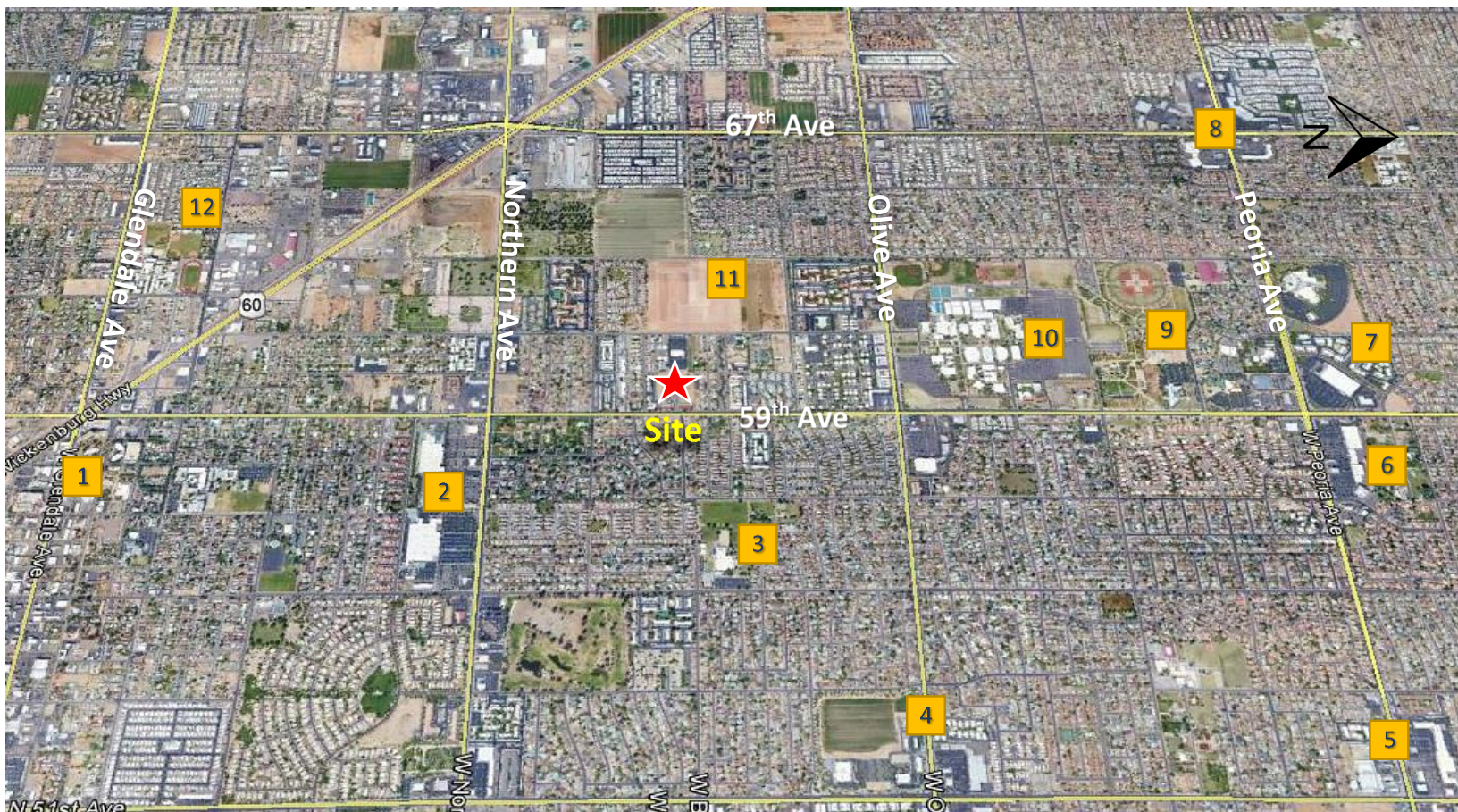


## THE PROPERTY

±6.5-gross acres. The Property was platted for 70-townhome lots and partially developed in 1973. In December 2017, Visiquet Amended the plat to consolidate the 70 vacant lots into a single lot and assemble in a 1/2-acre of contiguous vacant land to the north.

The 20-townhomes along 59<sup>th</sup> Ave are part of the plat, but not part of the Property. Redevelopment plans include remodeling the townhome exteriors and all the common areas including the pool and landscaping.





## THE NEIGHBORHOOD

- |                                  |  |
|----------------------------------|--|
| [1] City Hall                    | [7] Home Depot                         |
| [2] Walmart, Lowes, Ross         | [8] Goodwill, Walmart Market, Bealls   |
| [3] Glendale American K-8 School | [9] Sahuaro Ranch Park, Public Library |
| [4] Fry's Foods                  | [10] Glendale Community College        |
| [5] Sprouts                      | [11] Garret-Walker Homes               |
| [6] LA Fitness                   | [12] Glendale High School              |

- ◆ 21,000 cars per day
- ◆ 20,000 Glendale Community College students ½ mile away
- ◆ 21,000 population within 1-mile radius
- ◆ 3,500 apartments within 1-mile radius
- ◆ \$56,000 mean household income within 3-mile radius
- ◆ Abundant employment



## DESIGN

A simple cost-efficient design. Two building types. Five floorplans. Sixteen-unit and Eight-unit buildings.

## UNIT MIX

1/1	697 SF - 16 units
2/2	964 SF - 20 units
2/2	925 SF - 20 units
2/2	971 SF - 20 units
3/2	1,158 SF - <u>20 units</u> 96 units

219 Parking Spaces (100 covered)

SF measurements do not include balconies and patios

## FEATURES

- ♦ Leasing office and clubhouse
- ♦ Swimming pool
- ♦ Playground
- ♦ Pet walking area
- ♦ Package concierge
- ♦ Over 30% open space
- ♦ Covered parking
- ♦ Secured bicycle parking
- ♦ Washers and dryers
- ♦ Large balconies with storage
- ♦ Energy efficient construction



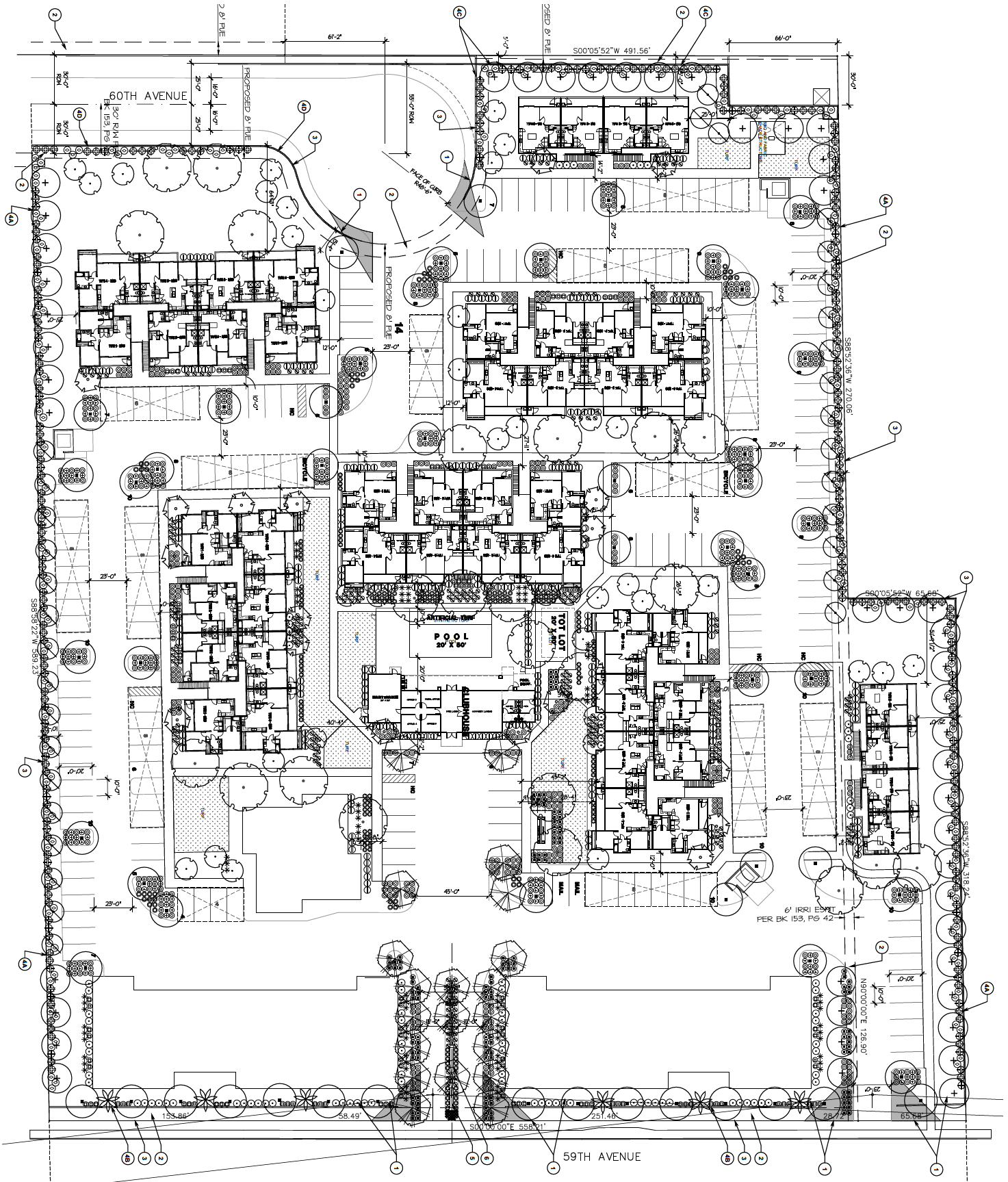


This is a detailed site plan for a residential development. The plan shows several building footprints, including a clubhouse, a pool, a mail building, and various residential units. The site is bounded by 60th Avenue to the north, 59th Avenue to the south, and 58th Avenue to the east. The plan includes numerous dimensions, setbacks, and annotations for various features such as parking lots, landscaping, and building footprints. Key features include:

- 60th Avenue:** The northern boundary of the site.
- 59th Avenue:** The southern boundary of the site.
- 58th Avenue:** The eastern boundary of the site.
- Clubhouse:** A central building with a pool and artificial turf.
- Pool:** A rectangular pool area adjacent to the clubhouse.
- Mail Bldg.:** A building located near the clubhouse.
- Parking Lots:** Several parking areas are shown throughout the site.
- Setbacks:** Various setback dimensions are indicated for buildings and parking areas.
- Annotations:** Numerous numbers and letters are used to identify specific areas and features.



# CONCEPTUAL LANDSCAPE PLAN

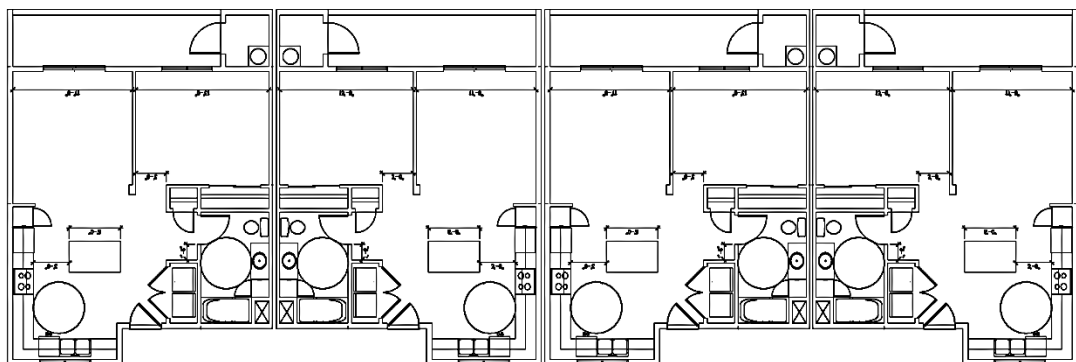
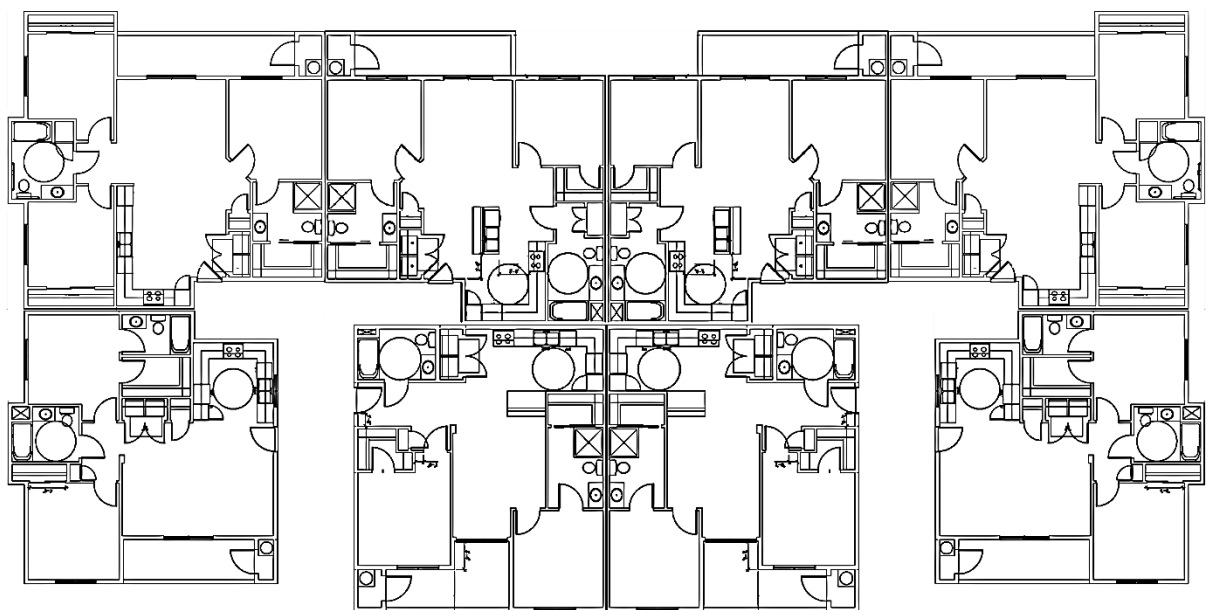




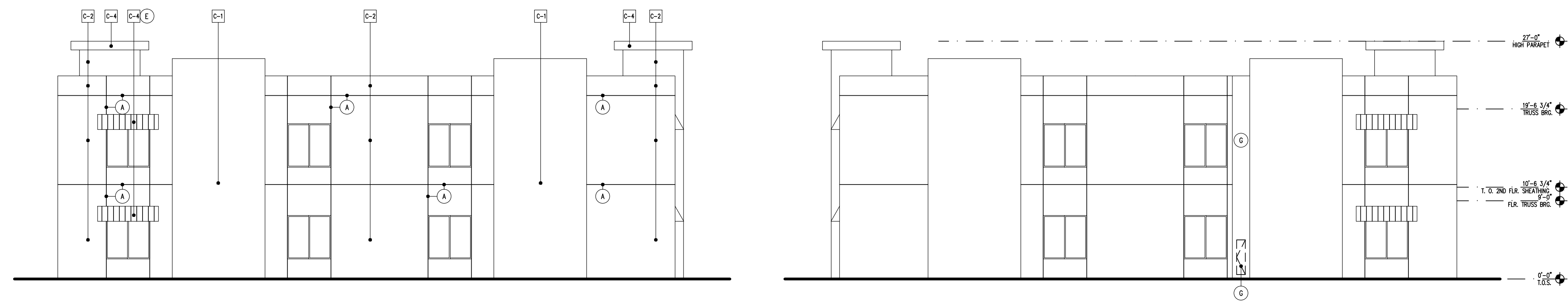
## LANDSCAPE LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
<b>TREES</b>					
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	VARIES	20' O.C.	32
	CAESALPINIA CACTALACO	CASCALOTE	VARIES	15' O.C.	18
	FICUS NITIDA	INDIAN LAUREL	VARIES	30' O.C.	23
	PARKINSONIA PRAECOX	PALO BREA	VARIES	20' O.C.	20
	PISTACIA LENTISCUS	MASTIC TREE	VARIES	20' O.C.	18
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	VARIES	60' O.C.	6
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	VARIES	20' O.C.	46
	ULMUS PARVIFOLIA	CHINESE ELM TREE	VARIES	30' O.C.	56
<b>ACCENTS AND SHRUBS</b>					
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GALLON	4'-6"	90
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GALLON	4'	75
	TECOMA ALOTA	ORANGE JUBILEE	5 GALLON	4'-6"	160
	CASSIA NEMOPHYLLA	GREEN CASSIA	5 GALLON	4'-6"	236
	CARRISSA GRANDIFLORA	BOXWOOD BEAUTY	5 GALLON	4'	0
	MYRTUS COMMUNIS	COMPACT COMMON MYRTLE	5 GALLON	3'	210
	HESPERALOE PARVIFLORA	RED YUCCA	5 GALLON	4'	261
	HESPERALOE PARVIFLORA	YELLOW HESPERALOE	5 GALLON	4'	47
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GALLON	3'-6"	230
	PENNISETUM SETACEUM	PURPLE FOUNTAIN GRASS	5 GALLON	3'-6"	139
	PLUMBAGO CAPENSIS	BLUE PLUMBAGO	5 GALLON	4'	10
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	2'	0
<b>GROUNDCOVERS</b>					
	GAZANIA RIGENS	TRAILING GAZANIA	1 GALLON	2'	0
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GALLON	3'	129
	LANTANA CAMARA	GOLDMOUND LANTANA	1 GALLON	3'	476
	SETCREASEA PALLIDA	PURPLE HEART	1 GALLON	2'-6"	0
	TETRANEURIS ACAULIS	ANGELITA DAISY	1 GALLON	1'-6"	18
	MYOPORUM PARVIFOLIUM	BUSH MORNING GLORY	1 GALLON	4'	162
	CYNODON DACTYLON	BERMUDA GRASS	SOD	9,920 SF	



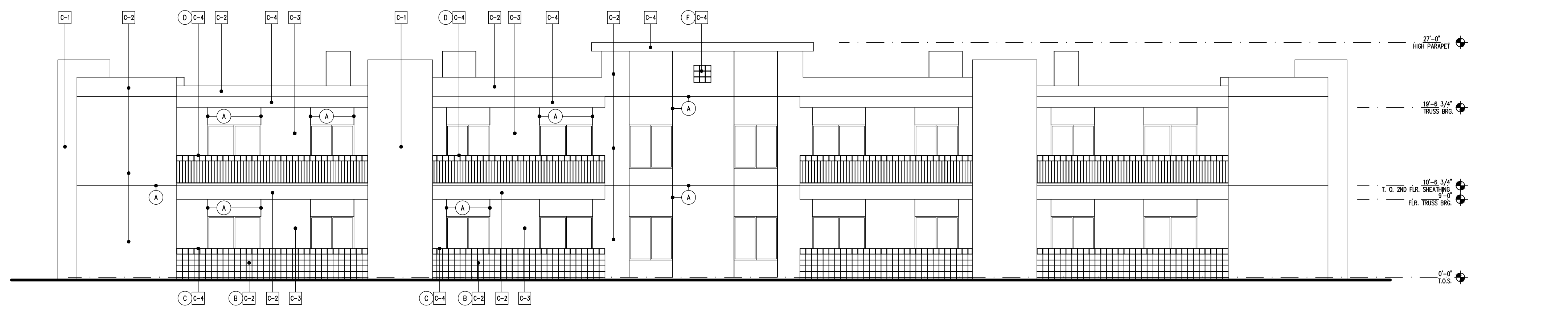




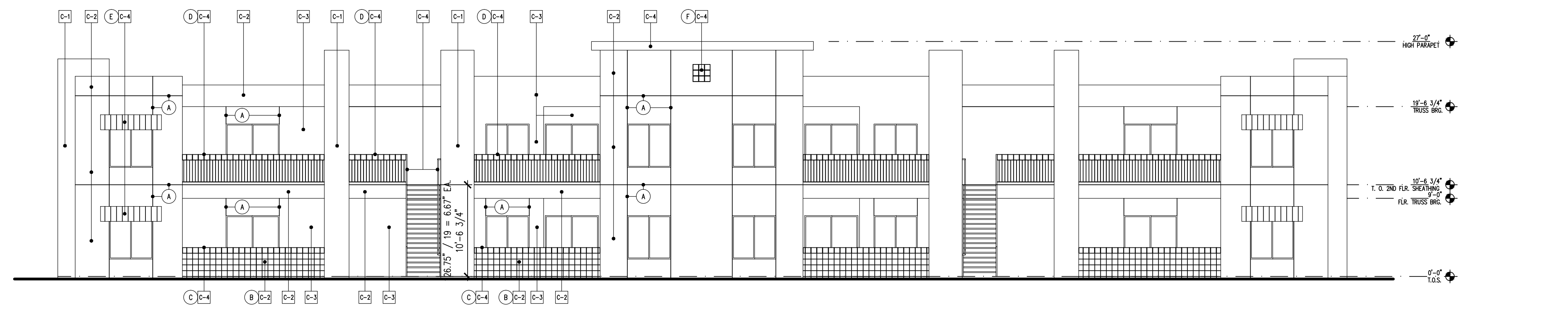


BUILDING TYPE A ELEVATIONS (LEFT END)

BUILDING TYPE A ELEVATIONS (RIGHT END)



BUILDING TYPE A ELEVATIONS (REAR)



BUILDING TYPE A ELEVATIONS (FRONT)

COLOR PALETTE

C-1	DUNN-EDWARDS HARRISON RUST DE1467
C-2	DUNN-EDWARDS AODRE DEC728
C-3	DUNN-EDWARDS MILK GLASS DEC058
C-4	DUNN-EDWARDS WEATHERED BROWN DEC734

A EXPANSION JOINTS - ARCHITECTURAL DETAIL  
TYPICAL THROUGHOUT BUILDING WHERE SHOWN

B 8" X 8" SCORED OMI PONY WALL @ PATIOS  
PAINT COLOR PER KEY ABOVE

C DECORATIVE STEEL RAIL WALL CAP  
PAINT COLOR PER KEY ABOVE

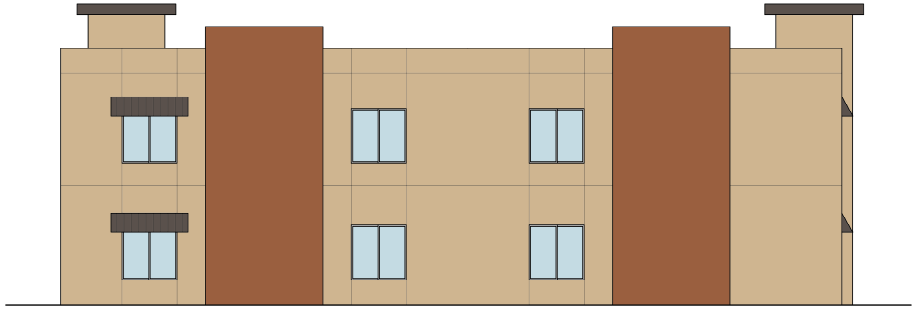
D DECORATIVE STEEL GUARDRAIL @ BALCONYS  
PAINT COLOR PER KEY ABOVE

E METAL AWNINGS (FRONT ELEVATIONS ONLY)  
PAINT COLOR PER KEY ABOVE

F DECORATIVE METAL GRILL  
PAINT COLOR PER KEY ABOVE

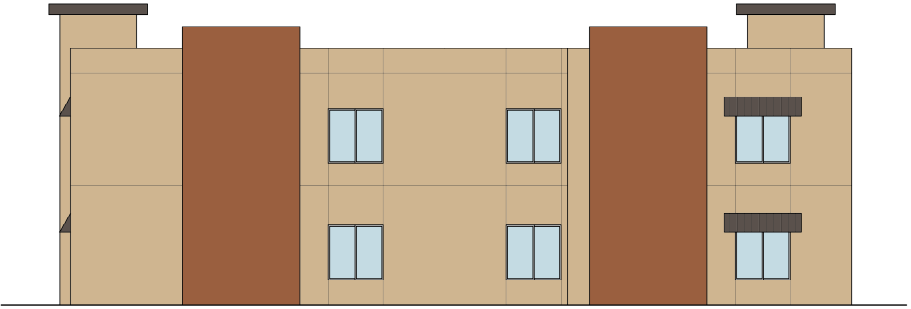
G FIRE RISER ROOM / ACCESS DOOR  
PAINT TO MATCH ADJACENT WALL





BUILDING TYPE A ELEVATION (LEFT END)

1/8" = 1'-0"

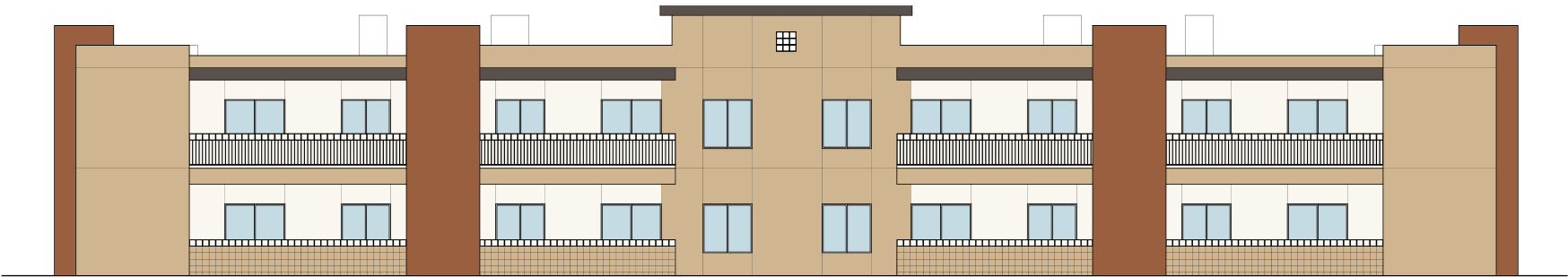


BUILDING TYPE A ELEVATION (RIGHT END)

1/8" = 1'-0"

COLOR LEGEND

- C-1 DUNN-EDWARDS "HARRISON RUST" DET461
- C-2 DUNN-EDWARDS "ADOBE" DET126
- C-3 DUNN-EDWARDS "MILK GLASS" DEW288
- C-4 DUNN-EDWARDS "WEATHERED BROWN" DET156



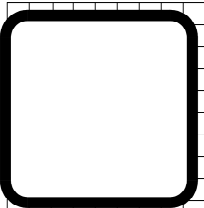
BUILDING TYPE A ELEVATION (REAR)


1/8" = 1'-0"



BUILDING TYPE A ELEVATION (FRONT)

1/8" = 1'-0"



ERIC MILLER • ARCHITECT  
3620 WYOMING BLVD, NE, SUITE 213  
ALBUQUERQUE, NM 87111  
(505) 764-8850

59 BUTLER APARTMENTS  
8500 N. 59th Avenue  
GLENDALE ARIZONA

DRAWN BY: AH  
DATE: 6-8-18  
REVISIONS:

ARCHITECTURAL  
A4.1  
BUILDING A  
ELEVATIONS



- COLOR PALETTE
- C-1

DUNN-EDWARDS  
HARRISON RUST D61467
- C-2

DUNN-EDWARDS  
ADORE DEC726
- C-3

DUNN-EDWARDS  
MILK GLASS DEM058
- C-4

DUNN-EDWARDS  
WEATHERED BROWN DEC756
- A

EXPANSION JOINTS -- ARCHITECTURAL DETAIL  
TYPICAL THROUGHOUT BUILDING WHERE SHOWN
- B

8" X 8" SCORED CMU PONY WALL @ PATIOS  
PAINT COLOR PER KEY ABOVE
- C

DECORATIVE STEEL RAIL WALL CAP  
PAINT COLOR PER KEY ABOVE
- D

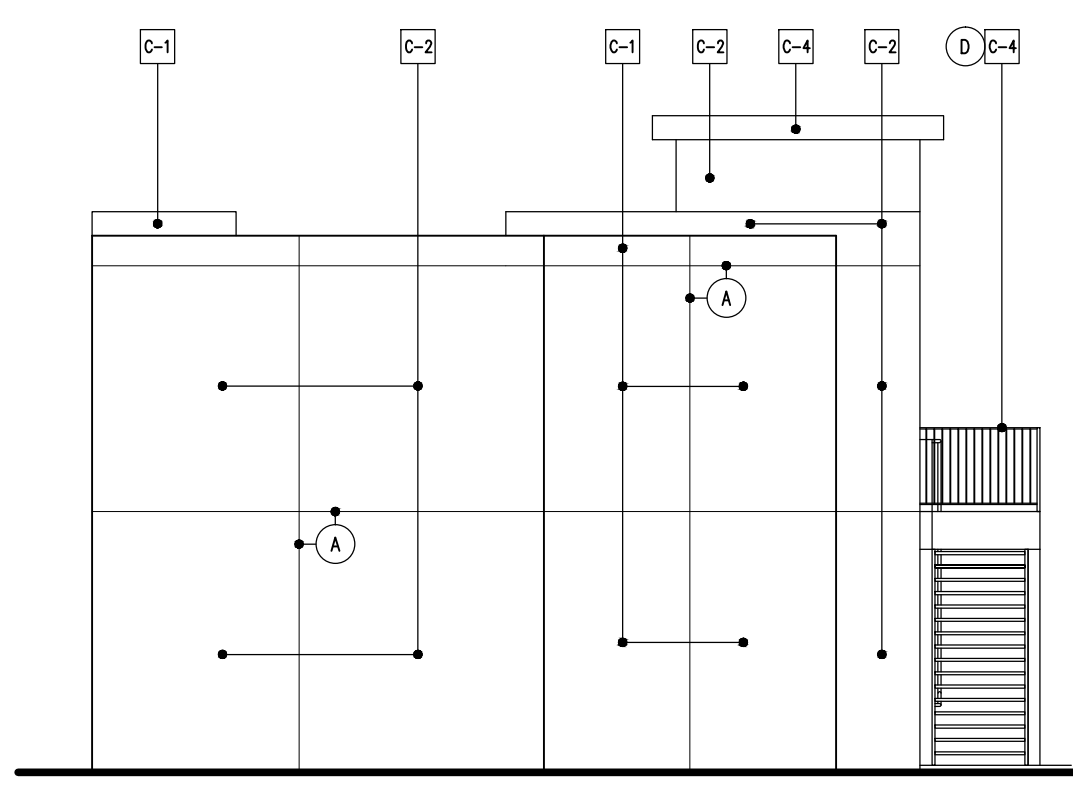
DECORATIVE STEEL GUARDRAIL @ BALCONYS  
PAINT COLOR PER KEY ABOVE
- E

METAL AWNINGS (FRONT ELEVATIONS ONLY)  
PAINT COLOR PER KEY ABOVE
- F

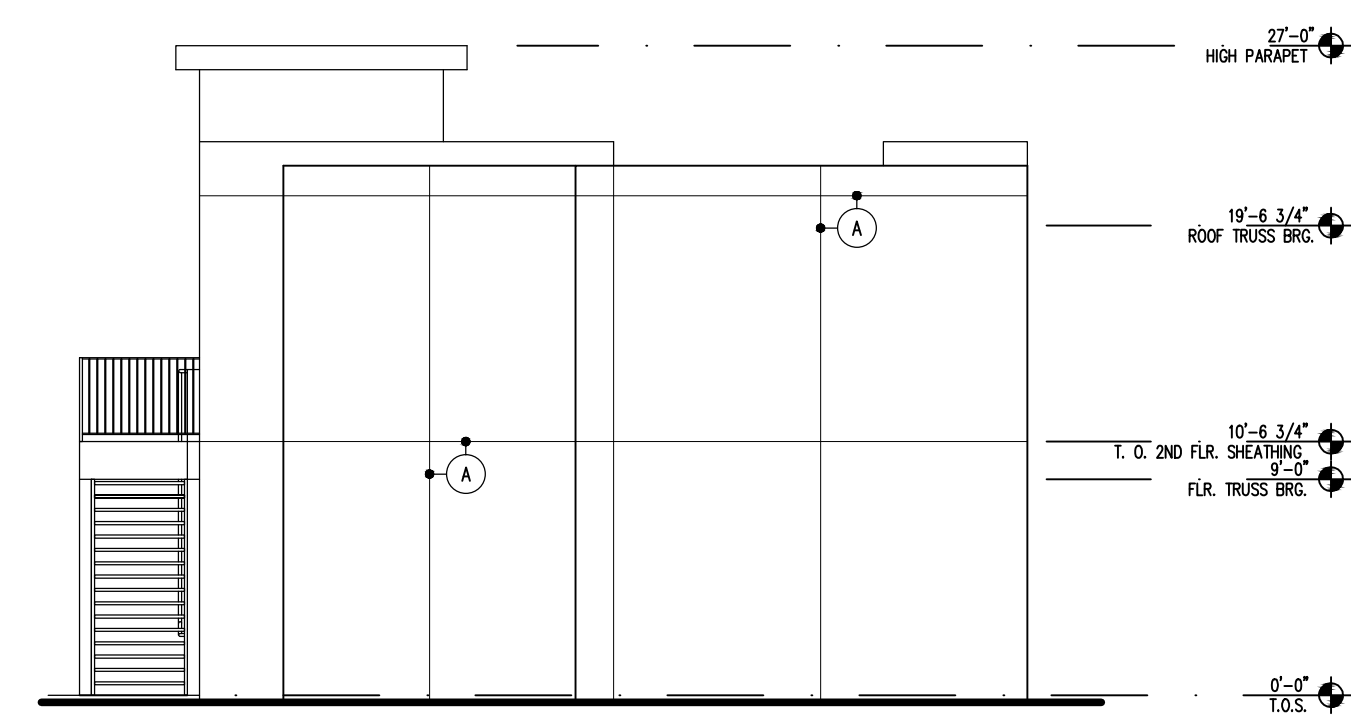
DECORATIVE METAL GRILL  
PAINT COLOR PER KEY ABOVE
- G

FIRE RISER ROOM / ACCESS DOOR  
PAINT TO MATCH ADJACENT WALL
- H

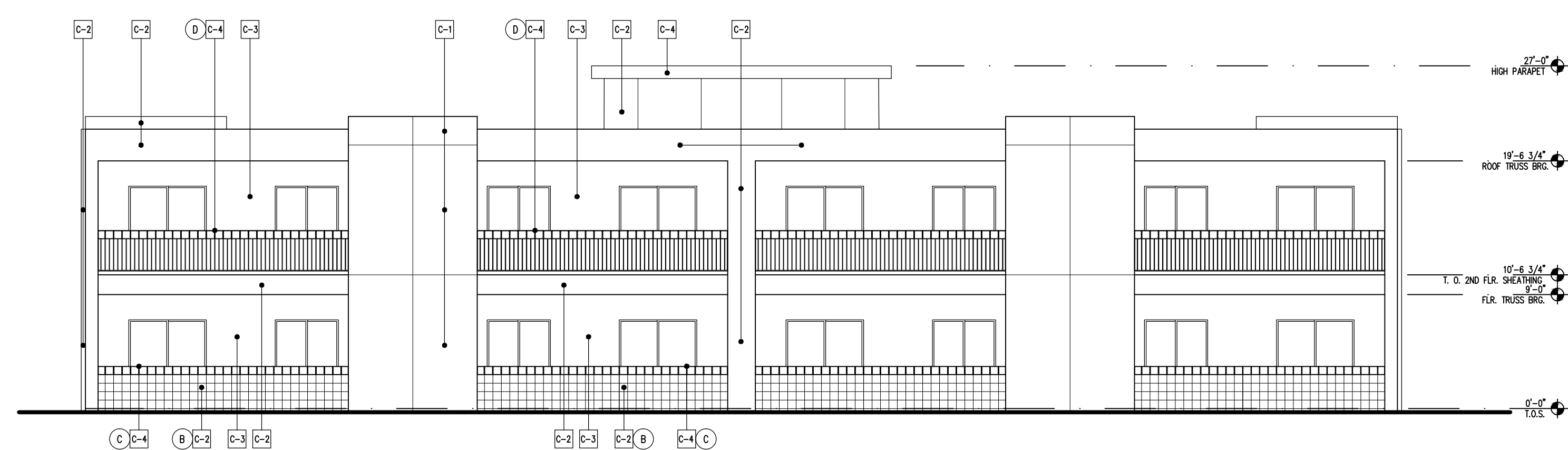
RESIDENTIAL UNIT ENTRY DOOR  
PAINT COLOR PER KEY ABOVE



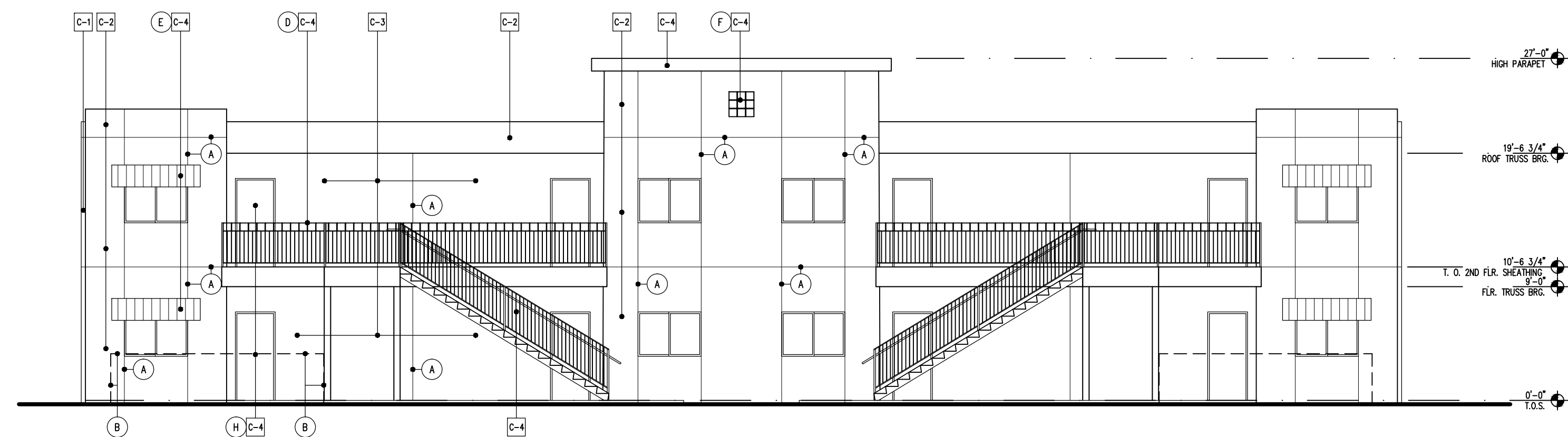
BUILDING TYPE B ELEVATION (LEFT END)  
1/8" = 1'-0"



BUILDING TYPE B ELEVATION (RIGHT END)  
1/8" = 1'-0"

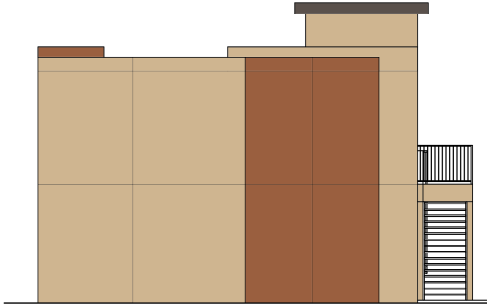


BUILDING TYPE B ELEVATION (REAR)  
1/8" = 1'-0"



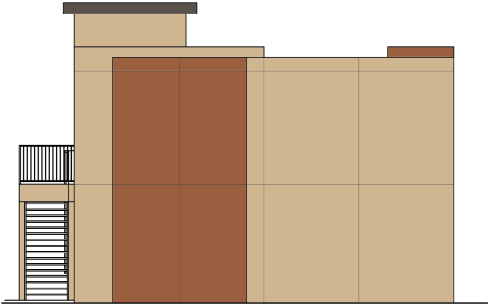
BUILDING TYPE B ELEVATION (FRONT)  
1/8" = 1'-0"





BUILDING TYPE B ELEVATION (LEFT END)

1/8" = 1'-0"



BUILDING TYPE B ELEVATION (RIGHT END)

1/8" = 1'-0"



BUILDING TYPE B ELEVATION (REAR)

1/8" = 1'-0"



BUILDING TYPE B ELEVATION (FRONT)

1/8" = 1'-0"

COLOR LEGEND

- C-1 DUNN-EDWARDS "HARRISON RUST" DET461
- C-2 DUNN-EDWARDS "ADOBES" DETC126
- C-3 DUNN-EDWARDS "MILK GLASS" DEW358
- C-4 DUNN-EDWARDS "WEATHERED BROWN" DET156



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59 BUTLER APARTMENTS

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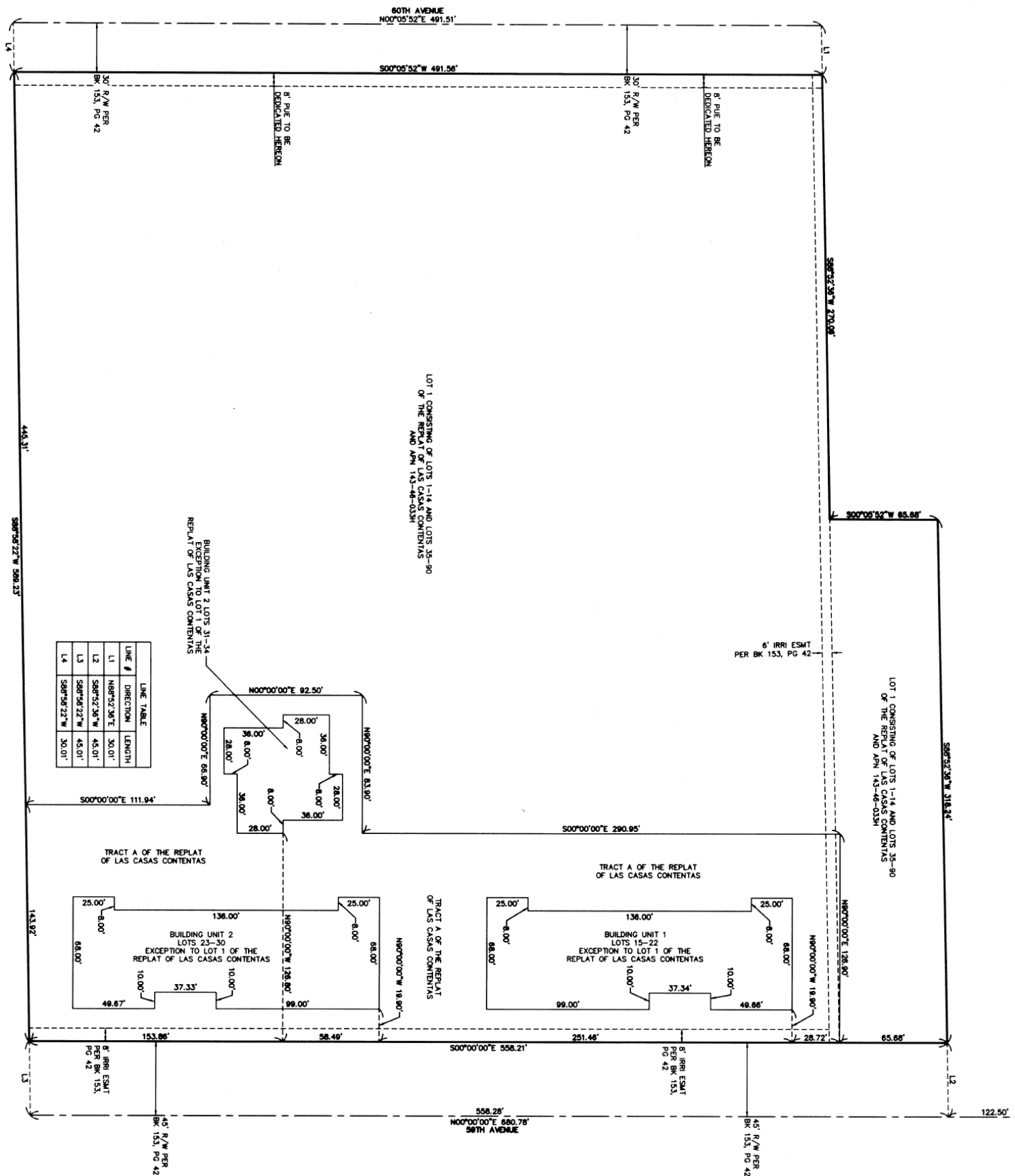
ARCHITECTURAL

A4.2  
BLDG. B  
ELEVATIONS











**The following were presented at the last Owner's meeting:**

Suggested Material Changes to the Las Casa Contentas CC&R's

1. Amend and restate so we have a modern set of documents.
2. Change references to refer to the new lot numbers (21 lots) and Tract A.
3. Reference and describe the Use and Benefit Easement.
4. Reference Swimming Pool requirement.
5. Create equitable formula for computing HOA fees and voting rights based on the new plat which is financially favorable to the existing townhome owners. Create Class A Membership (new Lot 1) and Class B Membership (existing townhome owners).
6. Remove Class B Members from Special Assessments.
7. Remove "single-family" and "rental" restrictions.
8. Delete Right of First Refusal section.
9. Convey Tract A to the Association.
10. Delete requirement to preserve grassy areas as installed by original developer.

Also discussed: Forming an Architectural Committee to receive input from the townhome owners.

**This is what actually occurred:**

- Class A are existing Townhome Owners and Class B is the new Lot 1.
- Tract A conveyance to the HOA will occur after the improvements are completed.
- Swimming Pool issue to be discussed.





## **PROBLEM SOLVED & OPPORTUNITY CREATED**

The 20-existing townhomes are not included in the 59 Butler property acquisition and development. To make the community more attractive, however, the developer will repaint the townhomes and redevelop the fencing, landscaping and signage. The developer controls more than 75% of the Association votes and is empowered to make these changes.





A few cosmetic changes can make a huge difference.



Paint buildings, remove piers, new fence panels, augmented landscaping, standing seam metal siding.













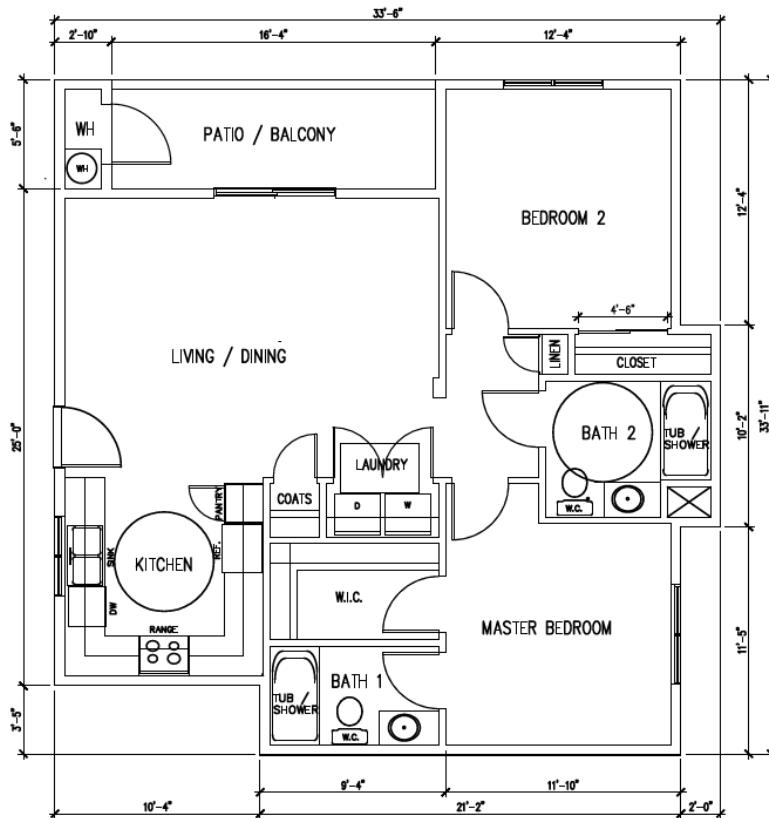
## PLAN A

2 Bed 2 Bath

964 SF



*Floorplans below include refinements not shown in artist's conceptual rendering above.*

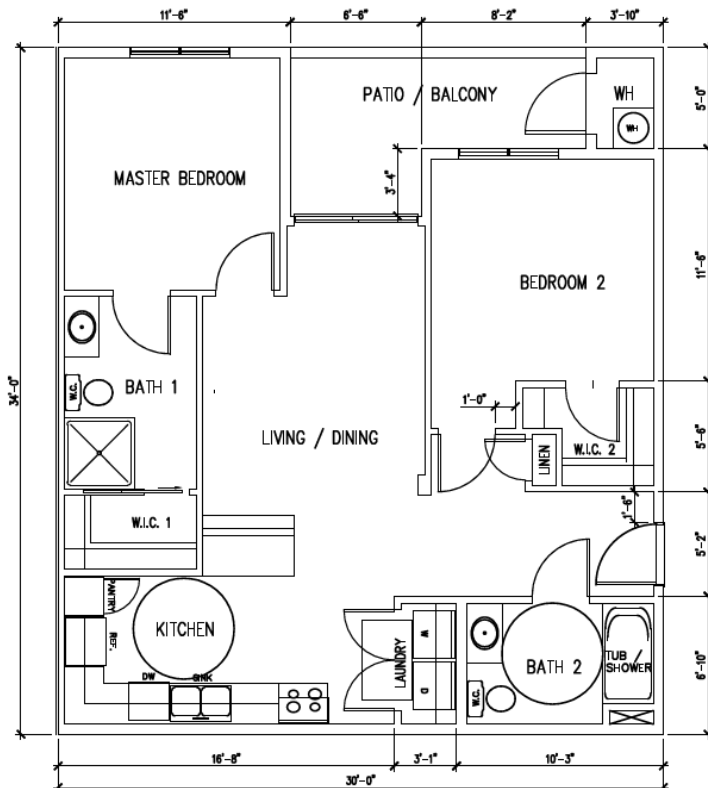




**PLAN B**  
2 Bed 2 Bath  
925 SF



*Floorplans below include refinements not shown in artist's conceptual rendering above.*





A 3D architectural rendering of a modern apartment floor plan. The layout includes two bedrooms, each with a bed, nightstand, and dresser. A central living area features a sofa, armchair, and coffee table. The kitchen is equipped with a stove, oven, and refrigerator. A bathroom contains a bathtub, toilet, and sink. The plan also shows a dining area, a mechanical room (labeled 'Mech.'), and a laundry room (labeled 'W/D'). Large windows and a balcony with a railing are visible. The rendering is presented in a top-down perspective with a light gray background.

[illegible]



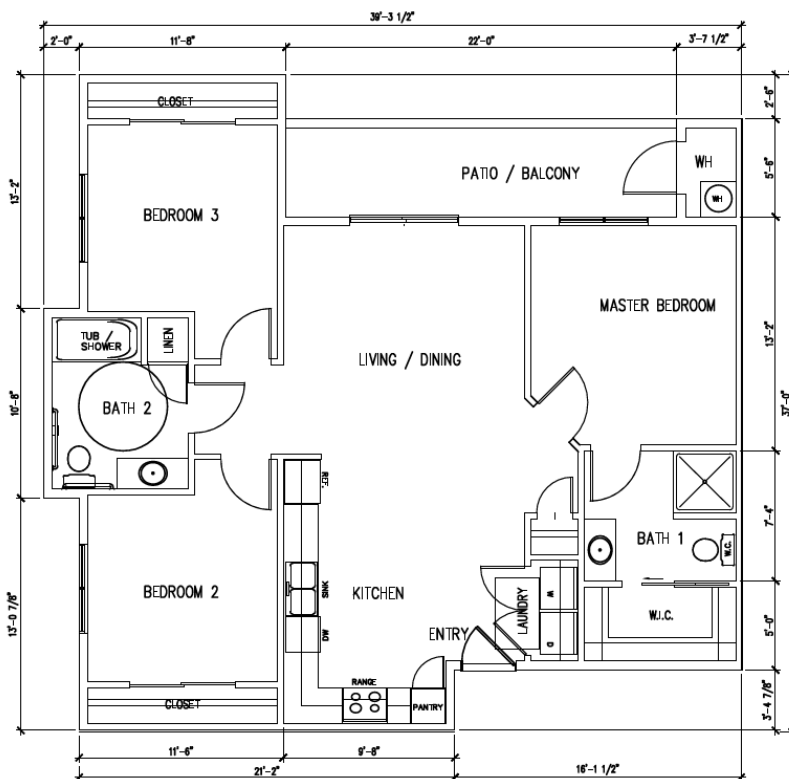
## PLAN D

3 Bed 2 Bath

1,158 SF



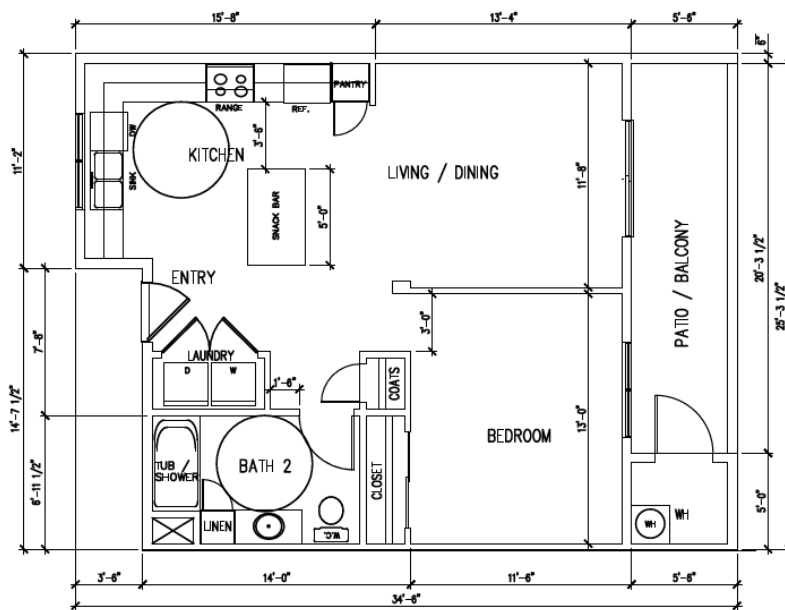
*Floorplans below include refinements not shown in artist's conceptual rendering above.*



**PLAN E**  
1 Bed 1 Bath  
697 SF



*Floorplans below include refinements not shown in artist's conceptual rendering above.*







## **Joel Broder**

Managing Member

[jbroder@vqholdings.com](mailto:jbroder@vqholdings.com)

602-524-8588 (C)

480-767-1330 (O)

9375 E. Shea Blvd, Suite 100  
Scottsdale, Arizona 85260

## **ABOUT**

Joel Broder is Managing Member of Visiquest Properties, LLC. Mr. Broder has been buying, selling and developing commercial real estate in the Phoenix area since 1983. During that time, he was personally involved in over 100 projects which included investment land, planned residential communities, single family subdivisions, apartments, condominiums, offices, business parks and shopping centers. Mr. Broder is a graduate of Arizona State University with a B.S. in Real Estate and an MBA with a specialization in Taxation. For more information go to [www.visiquest.us](http://www.visiquest.us)

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