

Casa Paloma One, Inc. HOA Meeting Minutes April 12, 2022

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

Motion to approve the agenda passed unanimously.
The minutes of the March 8, 2022, meeting were approved unanimously.

Treasurer's Report: Director Rupert submitted the monthly Balance Sheet and Profit and Loss Statement for February. [exhibits attached] Most of CP1's income arrives in March and we have received 94% of annual dues from members. Funds not needed for immediate use are invested in CDs.

Architecture: The new Exterior Modification Request form and review process by the Architectural Committee has been working very well with requests being handled quickly yet thoughtfully. All EMRs must be accompanied by drawings which are scanned and sent to all Architectural Committee members. EMRs are available from any member of the Architectural Committee or by email request. The Committee will work with Dick Peterson to make the 2- page form downloadable.

Locator: Val VanRooy, Locator Committee chair, has retired from the Committee which is seeking a replacement. Please contact CP1 if interested.

Courtesy: Many get-well cards and supportive wishes were distributed in March.

Maintenance & Landscaping: Director Ford reminded homeowners that George Veliz's landscaping crew is very busy in Green Valley and is contracted with CP1 only for four hours of work on our common areas per week. Homeowners who need landscaping services may contact Jim

for contact information for landscapers who proven to provide reputable services in Casa Paloma 1. Tall palm trees will be trimmed in late summer; weed spraying will be during summer.

Website & Legislative: Nothing new to report on the CasaPaloma1.org website. There is no current legislation in Phoenix that affects CP1.

Newsletter: Susan S, the Newsletter Committee chair, is addressing some personal health challenges and we wish her well.

Rules Enforcement: President U'Ren reported that he has spoken with several residents of CP1 who have multiple cars informing them that it is important that visitor parking spaces be kept available for visitors. He also with a homeowner regarding a car parked on the lot in violation of CC&Rs, as well as a political banner hanging from his carport. He mentioned that, as a courtesy to all of our homeowners and their visitors, a proper display of the flag of the United States of America is always welcome.

New Business

Michael Shupe of Goldschmidt and Shupe, attorneys for Casa Paloma 1 (and many other HOAs in Green Valley and throughout Southern Arizona) has advised the CP1 Board of Directors that a recent series of rulings by the Arizona Supreme Court may have an impact on Casa Paloma 1 related to its CC&Rs. As this ruling may affect nearly every HOA in Arizona, we have been advised to wait for further clarification on this ruling and proceed as normal. As the Board receives more information, we will keep our homeowners advised.

The next meeting of the Board of Directors will be September 13, in response to the large number of homeowners leaving for the summer.

Old Business

Titan Trash service has begun. There have been a few “hiccups” but most homeowners expressed satisfaction with the new service. The contact person for Titan has been ill with covid but questions about seasonal service and billing should be answered soon.

Tom Scarlett, who has been the Corresponding Secretary for Casa Paloma 1 for many years is stepping down. David Messick will learn the duties of this position, backed up by Sheila Austin, so that CP1 will continue to offer the excellent service that Green Valley’s title companies and realtors have come to expect when a Casa Paloma 1 property transfers title.

Round robin of all HOA members present.

The Board voted unanimously to adjourn the meeting.

The next meeting will be Tuesday, September 13 at 9am in the GVR CP1 clubhouse,

5:10 AM
04/12/22
Cash Basis

Casa Paloma 1
Profit & Loss
March 2022

	<u>Mar 22</u>
Ordinary Income/Expense	
Income	
HOA yearly Fee's 2022	
HOA Fee's	37,560.00
Total HOA yearly Fee's 2022	37,560.00
Interest Revenue	111.85
Transfer Fee	
Disclosure Fee	340.00
Transfer Fee - Other	140.00
Total Transfer Fee	480.00
Total Income	38,151.85
Expense	
Accounting and Legal	270.00
Electrical Utilities	85.43
Landscaping Contract	1,990.00
Meals Potluck HOA Entertainment	39.97
Postage and Delivery	166.00
Total Expense	2,551.40
Net Ordinary Income	35,600.45
Net Income	35,600.45

5:13 AM
04/12/22
Cash Basis

Casa Paloma 1
Balance Sheet
As of March 31, 2022

	<u>Mar 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Casa Paloma 1 Check Acct 2615	
Operating Account	
BMO Checking Ops 0021922615	12,415.95
Total Operating Account	12,415.95
Casa Paloma 1 Check Acct 2615 - Other	36,669.29
Total Casa Paloma 1 Check Acct 2615	49,085.24
CP 1 BMO MMA 48142600636	24,227.35
Road Reserve Fund / CD,MMA	
BMO 1 CD 6900528980	27,888.55
BMO 2 CD 6900588561	20,916.03
BMO 3 CD 6900571897	28,807.89
BMO 4 CD 6900653520	20,212.38
Washington Federal 5 MMA 5996	37,724.97
Washington Federal CD1114109984	27,413.35
Washington Federal CD1114109992	26,749.44
Washington Federal CD1114110016	28,681.95
Washington FederalCD62761907971	27,151.63
Total Road Reserve Fund / CD,MMA	245,546.19
Total Checking/Savings	318,858.78
Total Current Assets	318,858.78
TOTAL ASSETS	318,858.78
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	207,315.60
Unrestricted Net Assets	75,926.32
Net Income	35,616.86
Total Equity	318,858.78
TOTAL LIABILITIES & EQUITY	318,858.78

Casa Paloma 1 HOA Green Valley AZ Board Meeting Date: April 12,2022

Presidents Report

I am so pleased with how our CP 1, HOA board members have taken on their areas of responsibility and their handling of all the tasks they have to do and getting other home owners involved.

Duane is in the busy time of being treasurer and has done an awesome job in collecting the HOA Dues. He will, in his report explain in details of what is left and how we will proceed.

Just not for the accounting but handling of issues that have come up, it's so good to have a seasoned Corporate guy on the board.

Jim really has a handle on the landscaping and maintenance and rules committee of our community, not only working with George, but his input and advice on the board has made a significant difference in many of the issues He and I have had to handle.

He is my go to guy and in most cases already has the issue handled before things develop.

David is Mr. Realtor and legal mind, what a contribution he makes every time he listens and answers back with how to look at an issue, task or situation. David is Mr. Gracious and kind, Which as a board member to our community is really helpful.

Sheila is a Vice-president who does the Presidents job, She over see's everything, does a lot of work during the week for the HOA and finds time to still go out and welcome our new home owners and renters with a welcome packet.

Her background from the corporate world makes drawing the board in and getting consensus and even better getting the community involved is exactly in how I wanted to see our board operate.

The tasks and issues we are discussing and working through are:

1. Transition of Tom Scarlet our corresponding secretary, title and loan coordinator to David M,

our Corporate Secretary.

2. Finalizing the last few unpaid HOA fee invoices for 2022 that are due and late as of 4/16/2022

3. Handling of 3 or 4 homes that are empty and have either legal issues, or in probate.

Lumbre house

Carpenter house

We have 2 houses that are empty and we don't know how to get hold of the family for collection of the fees.

The summer is almost here and we are planning on a quiet uneventful summer.

Ray U'Ren President

Casa Paloma 1 HOA Green Valley AZ Board
Meeting Date: April 12,2022

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Ray U'Ren President

COURTESY REPORT, CASA POLOMA 1
April 12,2022

March 9: Get-well card to Gene Marcsisak on 348 Heroe following surgery for cancer.

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April 5: Get-well wishes to Helen Calcut who's on oxygen and trying to recuperate from pneumonia. 306 Diablo

April 5: Thinking of you to Susan Sheets as she goes in for breast cancer surgery. 453 Diablo

April 8: Get-well card to Villa Konen following heart stent surgery. 301 Amistad (84th Birthday on Friday, April 15)

April 11: Get-well card to Tom Scarlett who was in the hospital all last week with gall bladder & intestinal problems. 319 Diablo