**Casa Paloma 1, HOA**

**Board of Directors Meeting**

 **Open to Homeowners**

**Minutes**

**December 10, 2024**

**Please note that GVR has requested that all attendees of future Casa Paloma 1 functions use their GVR cards for admittance.**

**Propping the door open will no longer be permitted**

**Attending:** U’Ren, president; Dunnum, vice-president; DeNigris, treasurer; Barela, At-Large; Messick, Secretary

Messick moved to approve the agenda; DeNigris seconded; approved unanimously.

U’Ren moved to approve the November 2024 Minutes; DeNigris seconded; approved unanimously.

**Treasurer’s Report:** DeNigris presented the financial report for Casa Paloma 1 for November 2024. The HOA is in sound financial condition and on-budget for 2024-25. Messick moved to approve the report; U’Ren seconded; approved unanimously.

**Dues Recommendation for 2025-26:** The Board of Directors of Casa Paloma 1 HOA, Inc. recommend that Casa Paloma I homeowners approve a $10 annual increase in the dues to $260 per lot at the next election. Moved by Messick; seconded by DeNigris, passed unanimously.

**Landscape Committee Report:** Lisa Clute reported that adding gravel and landscaping between the sidewalk on La Canada and the Casa Paloma homeowners who back up to La Canada will continue; it reduces erosion of the hillside. The palm trees will be trimmed in May to eliminate many of the seeds they produce. Owners of private palms will be offered the same price that CP1 pays and can deal directly with by the trimmers. There was discussion of the value of palm trees to our HOA and their exotic appeal versus their cost and appropriateness in a Sonoran Desert setting. The attendees tended to favor retaining the palm trees; a survey of all homeowners was suggested.

**Social & Courtesy Reports:** Barb Nelson reported that president U’Ren worked with GVR to mitigate the increase in fees that GVR has begun charging. Please see the CP1 website for details and updates on social events. Please arrive at the Holiday Party at 5pm; dining will begin at 5:30.

**Architecture Committee:** Dunnum, AC Chair, reported that CP1 has reduced the number of noncompliant homes to about 30, and some of those homes are currently undergoing repairs. Homes that remain noncompliant will be subject to the process set up by our legal counsel.

**New Business:** Dunnum presented two proposals for professional HOA management to demonstrate the value of the work done by the current board and volunteers. If participation in the operations of the HOA is not sufficient, the alternative of professional management would be costly. There is at least one open board position to be filled at the next election in February.

There was discussion of a lighted welcome sign at the guard house and of the possibility of adding boxes to USPS mailbox areas around the HOA to gather information from homeowners. These ideas will be further studied.

Meeting adjourned. Next BOD meeting is January 14, 2025.