

**Casa Paloma 1, HOA  
Board of Directors Meeting  
Open to Homeowners**

**Minutes  
September 2024**

**Attending:** U'Ren, president; DeNigris, Treasurer, Dunnum (by phone), vice-president, Messick, Secretary

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

U'Ren moved to approve the May 2024 Minutes; DeNigris second; approved unanimously.

**Treasurer's Report:** DeNigris presented the financial report for Casa Paloma 1 as of September 10, 2024. The HOA is in sound financial condition. Messick moved to approve the report; U'Ren second; approved unanimously.

**Social & Courtesy Reports:** Barb Nelson provided updates on plans for upcoming social events and recent activities of the Courtesy committee. (attached)

**Review of the new monthly meeting time:** Due to a major overhaul of its scheduling programs, GVR will no longer allow Casa Paloma 1 to hold meetings at 9am. The new scheduling system normally does not allow meetings in GVR facilities before 2pm, but President U'Ren was able to negotiate a 10am slot. As previously announced, GVR will have facilities closed for major holidays; the Casa Paloma 1 Social Committee will plan CP1 holiday events accordingly.

**Update on Real Estate:** Demand has softened somewhat over the summer and prices have retreated somewhat from their historic highs of a year ago.

**Update on Legal Action:** A legal action was resolved with minor involvement from the HOA attorney. No further activity is expected.

**Landscape and Architectural Committees:** A few requests have been received and are being processed remotely until more members return from summer homes. Several homeowners expressed concern over the early-

pruning of Mexican bird-off-paradise bushes, which may have been causing a visual obstruction for drivers. President U'Ren will investigate.

There is an open board position on the Casa Paloma 1 HOA, Inc. board of directors; the board will select a homeowner to fill the remaining term (through February 2025). Interested homeowners should contact President U'Ren at [contact@casapaloma1.org](mailto:contact@casapaloma1.org).

Round Robin input and introduction of the homeowners who were present.

Meeting adjourned.

Next BOD meeting is October 8, 2024.