

**MEETING INFO**

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	1/7/25
TIME:	6:30 pm
LOCATION:	Zoom
MINUTES BY:	Aaron Mueller, President

PARTICIPANTS

BOARD:	OTHER ATTENDEES:
Aaron Mueller, President Rich Warren, Treasurer Paul Sheridan, Vice President Adam Jaffe, Member at Large	

OPENING

Call to order by Aaron Mueller	6:39 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve December 17, 2024 board meeting minutes. Second by Rich Warren.	Passed Unanimously
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MOTIONS

1	None	
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GENERAL DISCUSSIONS

1	<p>New White Light Lenses:</p> <ul style="list-style-type: none">• UPDATE 1/7: Currently have 3 homeowners on the waiting list for when we make another purchase. <p>Discussed minimum order is 10 pieces. Will place order when we have at least 5 homeowners interested.</p>
2	<p>Short Term Rentals Discussion</p> <ul style="list-style-type: none">• Signs popping up - homes not hotels. Because these are political, they are allowed per HOA / city rules.<ul style="list-style-type: none">◦ Political signs can only be up 70 days prior to election and 15 days after election. HOA has bylaws against advertisement signs, so if these are classified as political, they must be removed 15 days after election on November 5th.• New law (ARS 9-500.39) - STR's have to be registered and notify the HOA and neighbors. Rich received all but one notification. <p>✓ UPDATE 10/8: Adam action to draft letter to send to homeowners with the "Homes not Hotels" signs after election, requesting they be removed per ARS 16.10.19 and Country Trace CC&Rs. - COMPLETE</p> <p>✓ UPDATE 11/19: Need to collect name/address of Homeowners who have the signs in their yard. Rich will send to Aaron. - COMPLETE</p> <p>✓ UPDATE 1/7: Aaron action to send letters to homeowners with signs up.</p>
3	<p>Discussed topics for the December newsletter. Below are the topics and assignments recommended:</p> <ul style="list-style-type: none">• Corner Update for new paint and logo: Richard / Paul - Received• HOA Rules for Exterior Paint / Architecture Changes: Richard / Paul - Received• Light Lens Interest request: Aaron - Received• New Bulk Trash Rules - Adam - Received• Trash Cans Viewed from Street - Adam - Received• Pool Filling Tips - Rich - Received• Homeowner Spotlight - Richard - Received• Speeding on 68th and 66th Streets - Paul - Received• Real Estate Update - Marty - Received• STR Signage - Rich - Received <p>✓ 11/19 Update: Need all inputs by November 30th. Send to printer by December 10th. Pack envelopes December 21/22. Mail no later than December 23rd.</p> <p>✓ 12/17 UPDATE: Sent file to board for review. Will send to the printer 12/17. Plan on packing envelopes on 12/21 or 12/22 if we received material in time.</p> <p>✓ UPDATE 1/7: ACTION CLOSED</p>



GENERAL DISCUSSIONS

4	UPDATE 12/17: Annual meeting date scheduled for January 21, 2025 @ 6:30pm UPDATE 1/7: Aaron will create annual meeting presentation and send it out to the board for review by 1/10. Aaron will setup a meeting on 1/14 to review the annual meeting presentation.
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LANDSCAPE REPORT

1	<p>Discussed email from homeowner regarding queen palms in some of the corners.</p> <ul style="list-style-type: none">Decided HOA should draft a general response letter. <p>✓ Adam took the action to draft a template letter to address landscaping and architecture issues. - COMPLETE FOR PAINT COLORS</p> <p>✓ UPDATE 11/19: Still need template for landscaping.</p> <p>✓ UPDATE 12/17: No updates - still have action to create for landscaping.</p> <p>✓ UPDATE 1/7: Adam will create a general form to send for all corrections to homeowners.</p>
2	<p>Water leak detected at the corner of 68th and Grandview. Determined it was due to City of Phoenix replacing a meter.</p> <p>✓ Rich working with City of Phoenix to get a refund for the over charge due to the City.</p> <p>✓ UPDATE 12/17: Rich still working the issue.</p> <p>✓ UPDATE 1/7: Rich still working the issue to get back ~\$1000.</p>

ARCHITECTURAL COMMITTEE

1	<p>Paint Colors</p> <ul style="list-style-type: none">Board selected Crisp Muslin as the final wall color.
2	<p>Paint / Stucco Quotes</p> <p>✓ UPDATE 12/17: Blue Brushes decided to cancel the job prior to starting. Board needs to start over and get new quotes. Will revisit in January.</p> <p>✓ UPDATE 1/7: Paul reached out to American Home Pros. Waiting for a quote. Richard also working a possible contractor.</p>
3	<p>Discussed the following phased approach to the corner updates based on allocated capital improvements budget:</p> <ul style="list-style-type: none">Phase I: Plan is to proceed with the Stucco repair and painting - Q1 2025Phase II: Add the new Country Trace signage - 2025



ARCHITECTURAL COMMITTEE

	<ul style="list-style-type: none">Phase III: Updating the landscaping in front of the walls - 2026
4	Corner Signage Font (ON HOLD, will revisit 2025): <ul style="list-style-type: none">Based on the voting, the new logo has been reduced down to the following two fonts: <u>Crimson Text</u> and <u>Tenor Sans</u>

TREASURER'S REPORT

1	Rich reported the following account balances: Checking: \$25,913 EOY (Need to void check to Blue Brushes for \$6600) Checking: \$29,905 Current (Need to void check to Blue Brushes for \$6600) Savings: \$19,943
2	AR Report as of EOY: <ul style="list-style-type: none">4 homeowners past due for 2024 assessment - \$2,314

CLOSING

Next Meeting	Tuesday, January 21, 2024, 6:30 pm via ZOOM - Annual Meeting
Adjourned	7:55 pm