

**MEETING INFO**

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	10/8/24
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 Richard Morrell, Secretary	Marty Mogalian

OPENING

Call to order by Aaron Mueller	6:36 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve September 3, 2024 board meeting minutes. Second by Paul Sheridan.	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">• 7 Lenses sold - None Remaining• Currently have 2 homeowners on the waiting list for when we make another purchase. <p>Discussed minimum order is 10 pieces. Will add information to the December newsletter about another order.</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">◦ UPDATE 10/8: 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.</p>
3	<p>Board received a complaint about loud tenets at the Airbnb located at 6615 E Kings.</p> <ul style="list-style-type: none">• Board reached out to the Airbnb owner to make them aware of the complaint from the neighbor.• Airbnb owner responded with several screenshots of Airbnb tenets negative reviews that state the neighbor keeps telling them to be quiet in the middle of the day when kids are playing in the pool.• No further action of the board since there is nothing the board can do regarding STRs.
4	<p>NEW 10/8: Discussed if Insurance Policy for the corners was paid for.</p> <p>✓ Paul took the action to confirm with insurance company that the Policy was paid in full.</p>
5	<p>NEW 10/8: Discussed the board needs to send out another email blast regarding the upcoming election. There will be 2 positions up for re-election.</p> <p>✓ Aaron took the action to confirm from previous meeting minutes which 2 board members were up for re-election.</p>
6	<p>NEW 10/8: Discussed topics for the December newsletter. Below are the topics and assignments recommended:</p>

**GENERAL DISCUSSIONS**

	<ul style="list-style-type: none">• Corner Update for new paint and logo: Richard / Paul• HOA Rules for Exterior Paint / Architecture Changes: Richard / Paul• Light Lens Interest request: Aaron• New Bulk Trash Rules - Adam• Trash Cans Viewed from Street - Adam• Pool Filling Tips - Rich• Homeowner Spotlight - Richard• Speeding on 68th and 66th Streets - Paul• Real Estate Update - Marty• STR Signage - Rich
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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 10/8: Aaron will send out draft letter to be sent to the homeowner.</p>
2	<p>Backflow preventer testing was performed on all 7 corners per the annual requirement. One backflow preventer needed to be replaced on the corner of 66th St and Sandra.</p> <ul style="list-style-type: none">• Update 10/8: Backflow preventer has been fixed. Now it needs to be tested again and results sent to City of Phoenix. Rich is following up with contractor.

ARCHITECTURAL COMMITTEE

1	<p>Paint Colors</p> <ul style="list-style-type: none">• No updates. Wall painting has been postponed until fall when the temperatures are cooler.• The overall consensus of the Landscape committee is Crisp Muslin as the preferred option followed by Neutral Ground.• The Board decided to post pone the vote for the final color selection until a later meeting when all board members are present and closer to when the painting will occur in the fall.• UPDATE 10/8: The board will hold a special session on Tuesday October 29th to vote on the colors.
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ARCHITECTURAL COMMITTEE

2	<p>Paint / Stucco Quotes</p> <ul style="list-style-type: none">Rich received a new quote from Blue Brushes to repair and paint the walls. This quote was significantly lower than previous quotes from NMG and Strategic. Board had a few clarifying questions pertaining to the quote.UPDATE 10/8: The board will hold a special session on Tuesday October 29th to vote on the contractors. <p>✓ UPDATE 10/8: Paul / Richard took the action to clarify the following items with Blue Brushes</p> <ul style="list-style-type: none">○ Get clarification on cutting expansion joints - NEED TO SEE EXAMPLES○ Update validity of quote <p>✓ UPDATE 10/8: Paul / Richard took the action to reach out to the landscaper to get updated quote on the removal of the planters.</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 - Q4 2024• Phase II: Add the new Country Trace signage - 2025• Phase III: Updating the landscaping in front of the walls - 2026 <p>• Aaron action to send out email about corner update progress and overall plan. Send out prior to start of construction.</p>
4	<p>Corner Signage Font (ON HOLD, will revisit end of 2024 / early 2025):</p> <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>
5	<p>Board received a complaint regarding the new paint color for a home on Beverly. The HOA never received a request to deviate from the approved colors.</p> <ul style="list-style-type: none">• Still have not received a request via the Website for the color deviation.• Will use template Adam created to notify homeowner. <p>✓ UPDATE 10/8: Aaron has the action to draft letter using template from Adam and send to the board for review prior to sending to homeowner.</p>
6	<p>Board received a complaint regarding the new paint color for a home on N 67th St. The HOA never received a request to deviate from the approved colors.</p> <ul style="list-style-type: none">• Still have not received a request via the Website for the color deviation.• Will use template Adam created to notify homeowner. <p>✓ UPDATE 10/8: Aaron has the action to draft letter using template from Adam and send to the board for review prior to sending to homeowner.</p>



TREASURER'S REPORT

1	Rich reported the following account balances: Checking: \$40,947 Savings: \$19,943
2	AR Report: <ul style="list-style-type: none">• 2 homeowners past due for 2024 assessment.
3	<p>It appears that a 5 website payments have not been deposited into the Chase Checking account.</p> <ul style="list-style-type: none">• It was discovered that the payments never were processed because the homeowner put in the wrong house address and zip code. The payment went into a pending status that was not evident and eventually was cancelled with no notification to the homeowner or HOA. Aaron updated the settings to prevent this in the future and also updated the form to clarify the address is the Credit Card Billing Address. <p>✓ Aaron took the action to provide Rich the backup data showing the 5 payments that were not processed. - COMPLETE</p> <p>✓ Rich took the action to reach out to homeowners to explain the situation and have them resubmit their payment. UPDATE 10/8: 2 of 5 have submitted missing payments.</p>

CLOSING

Next Meeting	Tuesday, November 19, 2024, 6:30 pm via ZOOM
Adjourned	8:24 pm