



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	11/18/25
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	

OPENING

Call to order by Aaron Mueller	6:37 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve September 16, 2025 board meeting minutes. Second by Paul Sheridan.	Passed Unanimously
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MOTIONS

1	Motion to increase 2026 HOA dues by \$10 to \$235 for the year. Second by Paul Sheridan	Passed Unanimously
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GENERAL DISCUSSIONS

1	<p>New White Light Lenses:</p> <ul style="list-style-type: none"> • Currently have 5 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> <ul style="list-style-type: none"> ✓ UPDATE 5/6: Rich received quote from manufacture. He has 3 left over. Quote for 11 was \$1147 (\$104.20 each). Would need to get light bulbs as well (~\$15 each). Rich will place an order for 11 pcs. ✓ UPDATE 6/10: Rich placed order on May 7. Should be completed NLT June 20. ✓ UPDATE 7/22: Plan to pickup on Friday August 1, 2025. ✓ UPDATE 8/19: Lenses have been picked up. Aaron Action to email the 5 homeowners that are interested. ✓ UPDATE 9/16: Sold 4 light lenses. Aaron will send out email blast to homeowners for remaining lenses. ✓ UPDATE 11/18: Sold 6 light lenses. Add ad to Newsletter.
2	<p>Board discussed the new HB2298 house bill. The board needs to have a community vote on whether we keep the current HOA policy for parking on the streets, or accept the city policy for parking. Vote needs to be completed and filed with country recorder prior to June 30, 2025. Need to notify homeowners 30 days prior?</p> <ul style="list-style-type: none"> • Need to have a majority of Quorum (25% of 185 = 47) = 24 votes to keep CC&R. • City of Phoenix, Section 36-140, Maricopa County ordinance P-5 ✓ NEW 3/4: HB2298 Info sheet created and ballot. Need to determine if it needs to be mailed out to the homeowners or if we can have an electronic vote sent by email. ✓ UPDATE 5/6: Aaron will create email and form on the website to send to homeowners. Aaron will send a draft to the board for review prior to send to homeowners. ✓ UPDATE 6/10: Ballot sent to homeowners on June 6. Aaron will create a letter to submit to the country recorder. Need to then submit to the country recorder. Aaron to draft new email to homeowners with Status of Vote. ✓ UPDATE 7/22: Aaron will create a letter to submit to the country recorder. Need to then submit to the country recorder. Aaron to draft new email to homeowners with Status of Vote. Complete prior to August 31, 2025. ✓ UPDATE 8/19: Letter to County Recorder is complete. Aaron will file on Friday, August 22. Aaron Action to draft email to homeowners with result. ✓ UPDATE 9/16: Aaron Action to draft email to homeowners with result. ✓ UPDATE 11/18: Result email sent. Action CLOSED.
3	<p>Board member Adam Jaffe submitted is resignation effective April 11.</p> <ul style="list-style-type: none"> ✓ NEW 5/6: Aaron action to send email to homeowners asking for interest in filling the open position. Aaron will send draft email to board for review.



GENERAL DISCUSSIONS

	<ul style="list-style-type: none"> ✓ UPDATE 6/10: Richard Morrell has also tendered his resignation effective end of July. Aaron sent draft email to board to review. Board reviewed and agreed to send in July. ✓ UPDATE 7/22: Aaron sent email on July 22. ✓ UPDATE 8/19: No response from community members. Rich will try to reach out to newer homeowners (in the last 2 years) to see if they are interested. ✓ UPDATE 9/16: Rich still working on list of new homeowners to contact. ✓ UPDATE 11/18: Rich and Aaron reaching out to a few homeowners. Include in newsletter.
4	<p>HOA Insurance - American Family is no longer insuring HOA common areas. Insurance broker is looking for other options.</p> <ul style="list-style-type: none"> ✓ NEW 6/10: Paul working it with agent. ✓ UPDATE 7/22: Paul still working a quote with new agents. Policy expires in August. ✓ UPDATE 8/19: Paul Action to get policy in place with Farmers. ✓ UPDATE 9/16: Policy is in place for 6 months. Paul action to look for additional options with lower rates going forward. ✓ UPDATE 11/18: Policy is in place for 6 months. Paul action to look for additional options with lower rates going forward. Revisit in February 2026.
5	<p>NEW 11/18: Newsletter topics:</p> <ul style="list-style-type: none"> • Bulk Trash Program Dates - Rich • Corner Update (Paint completed, next new signage) - Paul • New Board Members - Aaron • New Lights Lenex - Aaron • Real Estate Update - Marty • Food Drive - Aaron • Kierland GC Sale - Rich
6	<p>NEW 11/18: Board Member Election Rich and Paul are up for re-election this year.</p>
7	<p>NEW 11/18: Annual meeting tentatively set for Monday January 26, 2026.</p>

LANDSCAPE REPORT

1	<p>Annual Backflow Preventer Inspection.</p> <ul style="list-style-type: none"> ✓ NEW 7/22: Rich action to schedule inspection. ✓ UPDATE 8/19: No updates, still need to schedule inspection. ✓ UPDATE 9/16: Rich still getting quotes from contractors. ✓ UPDATE 11/18: Rich still getting quotes from contractors.
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LANDSCAPE REPORT

2	<p>Corner lights on 68th Street and Grandview are not working on the South corner and North corner.</p> <ul style="list-style-type: none"> ✓ NEW 9/16: Plan to meet with electrician the week of September 29th to address the issue. ✓ UPDATE 11/18: The issue was just a tripped breaker that needs to be replaced. Aaron will look into replacing it in November.
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ARCHITECTURAL COMMITTEE

1	<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 - COMPLETE • Phase II: Add the new Country Trace signage - 2026 - GETTING QUOTES • Phase III: Updating the landscaping in front of the walls - 2027
2	<p>Corner Signage:</p> <ul style="list-style-type: none"> • NEW 8/19: Paul Action to get quotes. Received a few quotes, need to keep working with sign companies to get pricing down. • UPDATE 9/16: Paul still working quotes. • UPDATE 11/18: Paul will get official quote from The Sign Co for all 7 corners including renderings. Aaron needs to send final artwork after the vote.
3	<p>Corner Signage Font:</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> • Font will be selected after contractor has been identified. • UPDATE 11/18: Rich will get Font Vote from Landscape committee.

TREASURER'S REPORT

1	<p>Rich reported the following account balances:</p> <p>Checking: \$22,162 Savings: \$19,947</p>
2	<p>AR Report as of 11/18:</p> <ul style="list-style-type: none"> • 1 homeowners past due for 2025 assessment • Total AR: ~\$2,200



CLOSING

Next Meeting	Tuesday, December 9, 2025, 6:30 pm via ZOOM
Adjourned	8:05 pm