



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	2/10/26
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	6:38 pm
--------------------------------	---------

SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve January 13, 2026 board meeting minutes. Second by Rich Warren	Passed Unanimously
Motion to approve the new Signage Contract and permit drawings subject to changes discussed during this meeting. Second by Rich Warren	Passed Unanimously

**MOTIONS**

1	Motion for current board members to keep their positions from 2025 through 2026. Second by Rich Warren President: Aaron Mueller Vice President: Paul Sheridan Treasurer: Rich Warren	Passed Unanimously
---	---	-----------------------

GENERAL DISCUSSIONS

1	New White Light Lenses: • Currently have 5 homeowners on the waiting list for when we make another purchase. Discussed minimum order is 10 pieces. Will place order when we have at least 5 homeowners interested. ✓ 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. ✓ UPDATE 12/9: No updates ✓ UPDATE 1/13: 2 Additional lens sold. 3 Remaining. ✓ UPDATE 2/10: No updates
2	Board member Adam Jaffe submitted is resignation effective April 11. ✓ 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. ✓ 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. ✓ UPDATE 12/9: No updates. Same action as previous meeting. ✓ UPDATE 1/13: No updates.

**GENERAL DISCUSSIONS**

	✓ UPDATE 2/10: Aaron action to send another email to homeowners.
3	HOA Insurance - American Family is no longer insuring HOA common areas. Insurance broker is looking for other options. ✓ 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. ✓ UPDATE 2/10: Farmers policy has gone up to ~ \$3500/year. Paul talking to Mahoney Insurance for a new quote.
4	NEW 11/18: Board Member Election Rich and Paul are up for re-election this year. UPDATE 1/13: 20-25 Ballots received. UPDATE 2/10: Rich and Paul were re-elected. ACTION CLOSED.
5	NEW 11/18: Annual meeting tentatively set for Monday January 26, 2026. UPDATE 1/13: Presentation started, need to review budget / financials. UPDATE 2/10: Annual meeting completed. Aaron Action to post Annual Meeting presentation and recording.
6	Update website with new Country Trace logo • NEW 1/13: Aaron Action • UPDATE 2/10: Action still with Aaron.
7	Need to file Annual Report with Arizona Corporation Commission • NEW 1/13: Paul Action to talk to Adam on the process. • UPDATE 2/10: Aaron Action to send Annual Meeting presentation to Adam. Paul Action to work with Adam to make sure Report is filed.

LANDSCAPE REPORT

1	Corner lights on 68 th Street and Grandview are not working on the South corner and North corner.
---	--



LANDSCAPE REPORT

	✓ 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. ✓ UPDATE 12/9: No update - try to replace in December. ✓ UPDATE 1/13: No update - try to replace in January. ✓ UPDATE 2/10: No update - try to fix in February / March.
--	---

ARCHITECTURAL COMMITTEE

1	Discussed the following phased approach to the corner updates based on allocated capital improvements budget: • 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	Corner Signage: • 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. • UPDATE 12/9: Aaron to send Paul final artwork. Paul to setup meeting with contractor to walk through each corner to verify quote is complete. • UPDATE 2/10: Contract negotiations complete. Paul action to get a few more revisions on the spec sheet (letter dimensions, light color / brightness). Would like to get photos of existing letters from previous jobs. Aaron action to re-look at logo letter width.

TREASURER'S REPORT

1	Rich reported the following account balances: Checking: \$47,709 Savings: \$19,949
---	--



TREASURER'S REPORT

2	AR Report as of 12/31: (NO UPDATE 2/10) • 3 homeowners past due for 2025 assessment • Total AR: ~\$2,294
---	---

CLOSING

Next Meeting	Tuesday, March 10, 2026, 6:30 pm via ZOOM
Adjourned	7:42 pm