



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	2/13/24
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 Adam Jaffe, Member at Large	

OPENING

Call to order by Aaron Mueller	6:34 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve January 16, 2024 board meeting minutes. Second by Rich Warren.	Passed Unanimously
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MOTIONS

1	Rich motioned to keep same board member assignments for 2024. Second by Richard Morrell.	Passed Unanimously
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MOTIONS

2	Richard motioned to remove the Planters from the corner walls as part of the stucco repair and re-painting. Second by Paul Sheridan	Passed - 4 of 5 members
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GENERAL DISCUSSIONS

1	New White Light Lenses: <ul style="list-style-type: none">• 5 Lens sold• 2 Lenses remaining <p>✓ Aaron action to send another email in March</p>
2	Election Results for Aaron Mueller's seat: <ul style="list-style-type: none">• 33 Votes for Aaron Mueller• 1 Vote for Rob Heubner <p>Aaron Mueller accepted the HOA board seat for another 3 year term.</p>
3	Rich asked if we could post the Annual Meeting recording to the website. <p>✓ Aaron has the action to download the recording and add to the website.</p>
4	Paul researched the cost of adding radar signs (\$2-\$5K). Discussed other options listed below and additional research into City of Phoenix laws pertaining to radar signs: <ul style="list-style-type: none">• Maybe put up 'kids at play' temporary signs• Can City of Phoenix pay for additional signage or do a study of cars / speeding? <p>✓ Paul has action to talk to City of Phoenix about additional signs and other options.</p>
5	Need to complete ACC filing prior to April 15 th . <ul style="list-style-type: none">✓ Aaron action to send Adam copy of Annual Meeting✓ Adam action to file with ACC

LANDSCAPE REPORT

1	There is an issue with the timer on the corner of 67th St and Paradise. Received quote from landscaper. Rich did a motion to fix the issue. <p>✓ Corner updates completed - took 3 days to complete.</p>
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ARCHITECTURAL COMMITTEE

1	Corner Signage Font: <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>Paul received another quote that was double the first quote. <p>✓ Discussed holding on the signage for now and proceeding with the Stucco Repair</p>
2	Quotes on stucco repair and painting. <ul style="list-style-type: none">The Board currently has 2 good quotes (out of 3) from companies for this work. No additional quotes required. <p>✓ Richard has the action to review the quote with the selected contractor (NMG Construction) to ensure we have everything covered before proceeding with planter removal, stucco repair and re-painting.</p> <p>✓ Final review of cost and color selections at March Board meeting</p>
3	Discussed the following phased approach to the corner updates based on allocated capital improvements budget: <ul style="list-style-type: none">Phase I: Plan is to proceed with the Stucco repair and painting - Q2 2024Phase II: Add the new Country Trace signage - Q4 2024 / Q1 2025Phase III: Updating the landscaping in front of the walls - Q4 2025 / Q1 2026
4	Approved request for the addition of solar panels at 6707 E Aire Libre Ln.

TREASURER'S REPORT

1	Rich reported the following account balances: Checking: \$52,158 Savings: \$19,943
2	AR Report: <ul style="list-style-type: none">Will re-assess in March after due date for 2024 assessment.
3	Need to send Annual Assessment payment reminder. Late fee applicable for payments made after February 29 th . <p>✓ Aaron action to send Annual Assessment payment reminder.</p>



TREASURER'S REPORT

4	Rich will be starting the tax filing for the HOA.
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CLOSING

Next Meeting	Tuesday, March 12, 2024, 6:30 pm via ZOOM
Adjourned	8:07 pm