



**MEETING INFO**

<b>TOPIC:</b>	CT Homeowners Association Board Meeting Minutes
<b>DATE:</b>	3/12/24
<b>TIME:</b>	6:30 pm
<b>LOCATION:</b>	Zoom
<b>MINUTES BY:</b>	Aaron Mueller, President

**PARTICIPANTS**

<b>BOARD:</b>	<b>OTHER ATTENDEES:</b>
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	6:35 pm
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**SECRETARY'S REPORT (Ratify minutes from prior meetings)**

Motion by Aaron Mueller to approve February 13, 2024 board meeting minutes. Second by Paul Sheridan.	Passed Unanimously
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**MOTIONS**

1	Paul motioned to approve NMG construction for common wall stucco and repaint, subject to board review of contract. Second by Adam Jaffe.	Passed 4 of 5
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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	<p>New White Light Lenses:</p> <ul style="list-style-type: none"> <li>• 5 Lens sold</li> <li>• 2 Lenses remaining (Homeowner will be buying one, leaving only 1 left)</li> </ul> <p>✓ Aaron action to send another email in April</p>
2	<p>Additional discussion regarding speeding on 68<sup>th</sup> Street. HOA / Community cannot add additional speed limit signs. City can check to see if they could add more signs.</p> <ul style="list-style-type: none"> <li>• Appears the only other option would be to add speed humps.</li> </ul> <p>✓ Paul has action to talk to City of Phoenix more about speed humps.</p>
3	<p>Need to complete ACC filing prior to April 15<sup>th</sup>.</p> <p>✓ Adam action to file with ACC</p>
4	<p>Short Term Rentals Discussion</p> <ul style="list-style-type: none"> <li>• Signs popping up - homes not hotels. Because these are political, they are allowed per HOA / city rules.</li> <li>• New law (ARS 9-500.39) - STR's have to be registered and notify the HOA and neighbors. Rich received only 2 notifications.</li> </ul> <p>✓ Rich / Aaron action to send reminder to other known STR property homeowners about the new law.</p>
5	<p>Rich mentioned some homeowners are claiming they never received the annual assessment, but they recall the newsletter envelope and threw it away without looking inside. Discussed adding a stamp to the outside of the envelope noting Assessment Dues Included.</p>

**LANDSCAPE REPORT**

1	Weeds are popping up. Recommend reaching out to homeowner if not addressed soon. If not taken care of, report to City of Phoenix.
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**LANDSCAPE REPORT**

2	Landscape is trimming the sour oranges. Half the corners completed 3/12 and the remaining to be completed 3/19.
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**ARCHITECTURAL COMMITTEE**

1	<p>Quotes on stucco repair and painting.</p> <ul style="list-style-type: none"> <li>• The Board has down-selected NMG Construction</li> <li>• Recommended stucco paint color: Origami White (Flat)</li> <li>• Recommended metal paint color: Matte Black</li> <li>• Current lighting will be removed with planters</li> <li>• Richard / Paul action to confirm quote includes: <ul style="list-style-type: none"> <li>○ pressure washing</li> <li>○ painting includes primer</li> <li>○ rust on metal will be primed</li> </ul> </li> </ul>
2	<p>Discussed the following phased approach to the corner updates based on allocated capital improvements budget:</p> <ul style="list-style-type: none"> <li>• Phase I: Plan is to proceed with the Stucco repair and painting - Q2 2024</li> <li>• Phase II: Add the new Country Trace signage - Q4 2024 / Q1 2025</li> <li>• Phase III: Updating the landscaping in front of the walls - Q4 2025 / Q1 2026</li> </ul>
3	<p>Corner Signage Font (<b>ON HOLD, will revisit end of 2024</b>):</p> <ul style="list-style-type: none"> <li>• 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></li> </ul>

**TREASURER'S REPORT**

1	<p>Rich reported the following account balances:</p> <p>Checking: \$57,933 Savings: \$19,943</p>
2	<p>AR Report:</p> <ul style="list-style-type: none"> <li>• About 15-20 homeowners past due for 2024 assessment.</li> </ul>
3	<p>2023 HOA Taxes:</p> <ul style="list-style-type: none"> <li>• Rich dropped off at H&amp;R block on February 26th.</li> </ul>



**CLOSING**

Next Meeting	Tuesday, April 9, 2024, 6:30 pm via ZOOM
Adjourned	8:36 pm