



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	4/9/24
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 March 12, 2024 board meeting minutes. Second by Rich Warren.	Passed Unanimously
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MOTIONS

1	None	
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GENERAL DISCUSSIONS

1	New White Light Lenses: <ul style="list-style-type: none">• 6 Lenses sold• 1 Lens remaining
2	Additional discussion regarding speeding on 68 th Street. Paul received more information from the City of Phoenix regarding the addition of speed humps. <ul style="list-style-type: none">• Need to conduct a speed study first, which requires support from a minimum of 10 homeowners that live on proposed street.• 100% support from homeowners within 100 feet of speed hump.• 70% support from homeowners within the partition boundary.• There would be a cost per speed hump, which is dependent upon the speed study, but could range from \$100-\$1200 per speed hump. <p>✓ Paul has action to verify if 68th St is an emergency arterial street that would prevent speed humps.</p>
3	Need to complete ACC filing prior to April 15 th . <p>✓ Adam completed filing on 4/9/2024.</p>
4	Short Term Rentals Discussion <ul style="list-style-type: none">• Signs popping up - homes not hotels. Because these are political, they are allowed per HOA / city rules.• New law (ARS 9-500.39) - STR's have to be registered and notify the HOA and neighbors. Rich received only 2 notifications. <p>✓ Aaron action to send reminder to other known STR property homeowners about the new law.</p>
5	Received website comment regarding a homeowner with broken down car in driveway. Homeowner stated it would be removed / fixed in the next week. Follow-up with homeowner if not addressed by next board meeting.

LANDSCAPE REPORT

1	Few homes had significant weeds in yard, homeowners have been contacted and are addressing.
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ARCHITECTURAL COMMITTEE

1	<p>Reviewed final quote and contract from NMG Construction. Scope Summary:</p> <ul style="list-style-type: none">• The Board has down-selected NMG Construction• Recommended stucco paint color: Origami White (Flat)• Recommended metal paint color: Caviar Black• Current lighting will be removed with planters <p>Remaining actions before signing Contract:</p> <ul style="list-style-type: none">○ Rich and Richard will verify count of fences that need to be painted black○ Contract needs to reference date of estimate since there are multiple○ Adam will review contract and send comments○ Request paint samples based on direction from Richard and Rich○ Rich and Richard verify if any landscape work is required prior to painting
2	<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 - Q2 2024• Phase II: Add the new Country Trace signage - Q4 2024 / Q1 2025• Phase III: Updating the landscaping in front of the walls - Q4 2025 / Q1 2026 <p>Aaron action to send out email about corner update progress and overall plan. Send out prior to start of construction.</p>
3	<p>Corner Signage Font (ON HOLD, will revisit end of 2024):</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>

TREASURER'S REPORT

1	<p>Rich reported the following account balances:</p> <p>Checking: \$55,140 Savings: \$19,943</p>
2	<p>AR Report:</p> <ul style="list-style-type: none">• 2 homeowners past due for 2024 assessment.
3	<p>2023 HOA Taxes:</p> <ul style="list-style-type: none">• 2023 HOA Taxes are filed.



CLOSING

Next Meeting	Tuesday, May 7, 2024, 6:30 pm via ZOOM
Adjourned	8:16 pm