

**MEETING INFO**

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	5/28/24
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 Adam Jaffe, Member at Large	Sandy Wilson Marty & Kathi Mogalian Dwayne Collier

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 May 7, 2024 board meeting minutes. Second by Adam Jaffe.	Passed Unanimously
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MOTIONS

1	None	
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GENERAL DISCUSSIONS

1	<p>New White Light Lenses:</p> <ul style="list-style-type: none">• 7 Lenses sold - None Remaining
2	<p>Short Term Rentals Discussion</p> <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 sent email to known STR property homeowners about the new law. Only 1 person responded.</p>
3	<p>Received website comment on April 6th, 2024 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.</p> <ul style="list-style-type: none">• Car is still in the driveway as of 5/28, but now has a cover on it. <p>✓ Paul took the action to reach out to homeowner citing violation of CC&R's / Bylaws.</p>

LANDSCAPE REPORT

1	Had to replace an irrigation controller on the corner of 68 th St and Beverly.
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ARCHITECTURAL COMMITTEE

1	<p>Paint Colors</p> <ul style="list-style-type: none">• Discussed with the Landscape committee the preferred color from each member. The overall consensus of the Landscape committee is Crisp Muslin is the preferred option followed by Neutral Ground.• Because not all HOA board members were present, the Board decided to post pone the vote for the final color selection until a later meeting when all board members are present.
2	<p>Paint / Stucco Quotes</p> <ul style="list-style-type: none">• Rich received a new quote from Blue Brushes to repair and paint the walls. This quote was significantly lower than previous quotes from NMG and Strategic. Board had a few clarifying questions pertaining to the quote.



ARCHITECTURAL COMMITTEE

	<ul style="list-style-type: none">✓ Rich took the action to clarify the following items with Blue Brushes<ul style="list-style-type: none">○ Add fill cracks to the quote○ Get quote for backroll○ Confirm 50% deposit○ Get clarification on cutting expansion joints○ Get validity of quote (most likely we will delay work until Fall when it cools down)
3	<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 - 2024• Phase II: Add the new Country Trace signage - 2025• Phase III: Updating the landscaping in front of the walls - 2026 <ul style="list-style-type: none">✓ Aaron action to send out email about corner update progress and overall plan. Send out prior to start of construction.
4	<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: \$51,857 Savings: \$19,943</p>
2	<p>AR Report:</p> <ul style="list-style-type: none">• 2 homeowners past due for 2024 assessment.
3	<p>It appears that a few website payments have not been deposited into the Chase Checking account.</p> <ul style="list-style-type: none">✓ Aaron has the action to look into why these payments were not deposited from the website payment gateway.



CLOSING

Next Meeting	Tuesday, July 2, 2024, 6:30 pm via ZOOM
Adjourned	8:11 pm