

**MEETING INFO**

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| TOPIC: | CT Homeowners Association Board Meeting Minutes |
| DATE: | 5/7/24 |
| TIME: | 6:30 pm |
| LOCATION: | Zoom |
| MINUTES BY: | Aaron Mueller, President |

PARTICIPANTS

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| BOARD: | OTHER ATTENDEES: |
| Aaron Mueller, President Rich Warren, Treasurer Paul Sheridan, Vice President Richard Morrell, Secretary Adam Jaffe, Member at Large | |

OPENING

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| Call to order by Aaron Mueller | 6:33 pm |
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

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| Motion by Rich Warren to approve April 9, 2024 board meeting minutes. Second by Paul Sheridan. | Passed Unanimously |
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MOTIONS

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| 1 | Motion by Rich Warren to spend around \$150 to purchase additional paint samples for evaluation on the corner walls. Second by Adam Jaffe. | Passed Unanimously |
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GENERAL DISCUSSIONS

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| 1 | <p>New White Light Lenses:</p> <ul style="list-style-type: none">• 6 Lenses sold• 1 Lens remaining - have two buyers interested. Aaron is reaching out to the first buyer. |
| 2 | <p>Additional discussion regarding speeding on 68th Street. Paul received more information from the City of Phoenix regarding the addition of speed humps.</p> <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>✓ Decided to remove this topic from HOA board meetings as this is more for individual homeowners to pursue should they desire.</p> |
| 3 | <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 action to send reminder to other known STR property homeowners about the new law.</p> |
| 4 | <p>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.</p> <ul style="list-style-type: none">• Car is still in the driveway as of 5/7, but now has a cover on it. <p>✓ Rich took the action to reach out to homeowner.</p> |

LANDSCAPE REPORT

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| 1 | None |
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ARCHITECTURAL COMMITTEE

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| 1 | <p>NMG Contruction decided to remove their bid and are no longer interested in working on the corner project.</p> <ul style="list-style-type: none">• Richard reached out to previous contractor that submitted a bid "Strategic Construction"• Strategic came out and requoted the project and came in about \$9K higher than NMG• Board agreed to get additional quotes since we only had 1 valid quote at the current moment. |
| 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 - 2024• Phase II: Add the new Country Trace signage - 2025• Phase III: Updating the landscaping in front of the walls - 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

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| 1 | <p>Rich reported the following account balances:</p> <p>Checking: \$53,409 Savings: \$19,943</p> |
| 2 | <p>AR Report:</p> <ul style="list-style-type: none">• 2 homeowners past due for 2024 assessment. |

CLOSING

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| Next Meeting | Tuesday, May 28, 2024, 6:30 pm via ZOOM |
| Adjourned | 7:24 pm |