



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	6/10/25
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	

OPENING

Call to order by Aaron Mueller	6:40 pm
--------------------------------	---------

SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve May 6, 2025 board meeting minutes. Second by Rich Warren.	Passed Unanimously
---	-----------------------

MOTIONS

1	None	
---	------	--



GENERAL DISCUSSIONS

1	<p>New White Light Lenses:</p> <ul style="list-style-type: none"> • Currently have 5 homeowners on the waiting list for when we make another purchase. <p>Discussed minimum order is 10 pieces. Will place order when we have at least 5 homeowners interested.</p> <ul style="list-style-type: none"> ✓ UPDATE 5/6: Rich received quote from manufacture. He has 3 left over. Quote for 11 was \$1147 (\$104.20 each). Would need to get light bulbs as well (~\$15 each). Rich will place an order for 11 pcs. ✓ UPDATE 6/10: Rich placed order on May 7. Should be completed NLT June 20.
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. <ul style="list-style-type: none"> ◦ Political signs can only be up 70 days prior to election and 15 days after election. HOA has bylaws against advertisement signs, so if these are classified as political, they must be removed 15 days after election on November 5th. • New law (ARS 9-500.39) - STR's have to be registered and notify the HOA and neighbors. Rich received all but one notification. <ul style="list-style-type: none"> ✓ UPDATE 10/8: Adam action to draft letter to send to homeowners with the "Homes not Hotels" signs after election, requesting they be removed per ARS 16.10.19 and Country Trace CC&Rs. - COMPLETE ✓ UPDATE 11/19: Need to collect name/address of Homeowners who have the signs in their yard. Rich will send to Aaron. - COMPLETE ✓ UPDATE 5/6: Aaron action to create universal violation letter to be reviewed by the board. Then send letters to homeowners with signs up. ✓ UPDATE 6/10: Aaron started the letter and will send to board members NLT June 21.
3	<p>Board discussed the new HB2298 house bill. The board needs to have a community vote on whether we keep the current HOA policy for parking on the streets, or accept the city policy for parking. Vote needs to be completed and filed with country recorder prior to June 30, 2025. Need to notify homeowners 30 days prior?</p> <ul style="list-style-type: none"> • Need to have a majority of Quorum (25% of 185 = 47) = 24 votes to keep CC&R. • City of Phoenix, Section 36-140, Maricopa County ordinance P-5 <ul style="list-style-type: none"> ✓ NEW 3/4: HB2298 Info sheet created and ballot. Need to determine if it needs to be mailed out to the homeowners or if we can have an electronic vote sent by email. ✓ UPDATE 5/6: Aaron will create email and form on the website to send to homeowners. Aaron will send a draft to the board for review prior to send to homeowners. ✓ UPDATE 6/10: Ballot sent to homeowners on June 6. Aaron will create a letter to submit to the country recorder. Need to then submit to the country recorder. Aaron to draft new email to homeowners with Status of Vote.
4	<p>Board member Adam Jaffe submitted is resignation effective April 11.</p>



GENERAL DISCUSSIONS

	<ul style="list-style-type: none"> ✓ NEW 5/6: Aaron action to send email to homeowners asking for interest in filling the open position. Aaron will send draft email to board for review. ✓ UPDATE 6/10: Richard Morrell has also tendered his resignation effective end of July. Aaron sent draft email to board to review. Board reviewed and agreed to send in July.
5	<p>HOA Insurance - American Family is no longer insuring HOA common areas. Insurance broker is looking for other options.</p> <ul style="list-style-type: none"> ✓ NEW 6/10: Paul working it with agent.
6	<p>City of Phoenix is allowing scheduled Bulk Trash for HOA's.</p> <ul style="list-style-type: none"> ✓ NEW 6/10: Rich submitted request for Country Trace to go back to quarterly scheduled pickups.

LANDSCAPE REPORT

1	<p>Discussed email from homeowner regarding queen palms in some of the corners.</p> <ul style="list-style-type: none"> • Decided HOA should draft a general response letter. ✓ Adam took the action to draft a template letter to address landscaping and architecture issues. - COMPLETE FOR PAINT COLORS ✓ UPDATE 11/19: Still need template for landscaping. ✓ UPDATE 12/17: No updates - still have action to create for landscaping. ✓ UPDATE 5/6: Aaron will create a general form to send for all corrections to homeowners. ✓ UPDATE 6/10: Aaron started the letter and will send to board members NLT June 21.
2	<p>Water leak detected at the corner of 68th and Grandview. Determined it was due to City of Phoenix replacing a meter.</p> <ul style="list-style-type: none"> ✓ Rich working with City of Phoenix to get a refund for the over charge due to the City. ✓ UPDATE 12/17: Rich still working the issue. ✓ UPDATE 5/6: Rich still working the issue to get back ~\$1300. City not responding. ✓ UPDATE 6/10: Received a credit for \$224. Rich called again to get the remaining \$1100 back.



ARCHITECTURAL COMMITTEE

1	<p>Paint Colors</p> <ul style="list-style-type: none">• Board selected Crisp Muslin as the final wall color.
2	<p>Paint / Stucco Quotes</p> <ul style="list-style-type: none">✓ UPDATE 12/17: Blue Brushes decided to cancel the job prior to starting. Board needs to start over and get new quotes. Will revisit in January.✓ UPDATE 1/7: Paul reached out to American Home Pros. Waiting for a quote. Richard also working a possible contractor.✓ UPDATE 2/4: Paul received bid from American Home Pros - \$46K. Too expensive. Need to keep looking for contractors. Possibly look into contracting stucco repair and paint separately.✓ UPDATE 3/4: Paul still getting quotes from stucco repair companies (Titan and Stucco Pros). Quotes very expensive. Need to keep looking.✓ UPDATE 4/8: Paul received a new bid from Rapid AZ Repairs. Bid is more in-line with the capital budget. Paul will get some referrals before board will vote to proceed. Will also find out contractor availability.✓ UPDATE 5/6: Board voted to proceed with Rapid AZ Repairs. Contract signed with Rapid AZ Repairs. Deposit check requested from Chase. Planned start date is Monday, May 12.✓ UPDATE 6/10: Rapid AZ Repairs completed the stucco repair and has started the painting. Painting should be completed in June. Aaron action to draft meeting about work being done on the corners.
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 - Q2 2025• Phase II: Add the new Country Trace signage - 2025• Phase III: Updating the landscaping in front of the walls - 2026
4	<p>Corner Signage Font (ON HOLD, will revisit 2025):</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	Rich reported the following account balances: Checking: \$41,411 Savings: \$19,947
2	AR Report as of 6/10: <ul style="list-style-type: none">• 3 homeowners past due for 2025 assessment• Total AR: \$~2,600

CLOSING

Next Meeting	Tuesday, July 22, 2025, 6:30 pm via ZOOM
Adjourned	8:09 pm