



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	7/18/22
TIME:	6:30 pm
LOCATION:	Zoom
MINUTES BY:	Richard Morrell, Secretary

PARTICIPANTS

BOARD:	OTHER ATTENDEES:
Aaron Mueller, President Paul Sheridan, Vice President Rich Warren, Treasurer Richard Morrell, Secretary Adam Jaffe, Director at Large	No other homeowners present.

OPENING

Call to order by Aaron Mueller	6:32 pm
--------------------------------	---------

SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve June 29, 2022 board meeting minutes. Seconded by Rich Warren.	Passed Unanimously
---	-----------------------

MOTIONS

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



GENERAL DISCUSSIONS

1	Paul gave an update on Camper issue with homeowner. Homeowner has sold camper and plans to have it removed no later than September 1, 2022.
2	<p>Discussion to produce a CT Homeowners Association summer Newsletter. Aaron and Richard will collaborate to produce this with inputs from board / community members.</p> <p>Remaining Newsletter topics that we need content for:</p> <ul style="list-style-type: none">• What happens if homeowners don't pay HOA dues (Adam has action to write this)• Social Committee (Richard may not have time to get to this, optional for this issue)• Blurb about nominating committee (Adam has action to write this)• Ask Marty M for real-estate market report for our area (Rich has action to get with Marty) <p>Discussion of cost to print/mail newsletter. Rich said previous newsletters were around \$500-\$600. Aaron stated he can have printed / mailed for similar price, but higher quality.</p> <p>✓ Aaron took the Action to look into adding an email collection pop-up to website and also creating a mail-chimp account for email blasts to community.</p>
3	HOA Insurance: Paul stated he would take over managing this from Ted.
4	It was discussed that the AZ Supreme Court passed a law that HOA's cannot prevent Short Term Rentals (STRs) in HOA CC&Rs going forward.

LANDSCAPE REPORT

1	<p>Rich stated the lens samples should be completed by end of July. Will install the samples at 68th St & Aire Libre. Once installed, will invite the landscape committee and architecture committee to view and begin the selection process.</p> <p>May have issue with lighting wiring at 66th & Aire Libre since speaker wire was used to connect the neutrals awhile back and have been cut with the recent road repair.</p>
---	--



LANDSCAPE REPORT

2	Serial numbers of the new backflow preventers that were installed were not submitted correctly. Landscape company fixing.
3	Rich meeting with new landscape company 'Collective' on July 20. Other potential customer is called 'Werk' - appointment schedule pending. ✓ Rich has the action to continue to work quotes for the corners.

ARCHITECTURAL COMMITTEE

1	Plan to schedule a meeting soon to discuss community paint colors.
2	Discussed requests for Solar Panel installations from website. HOA cannot prohibit, but Architectural committee should review plans for aesthetics and possibly provide recommendations if necessary.

TREASURES REPORT

1	Rich reported the following account balances: Checking: \$49,129 Savings: \$19,942
2	

CLOSING

Next Meeting	Monday, August 22, 2022, 6:30 pm via ZOOM
Adjourned	8:18 pm