

**MEETING INFO**

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| <b>TOPIC:</b>      | CT Homeowners Association Board Meeting Minutes |
| <b>DATE:</b>       | 9/3/24  |
| <b>TIME:</b>       | 6:30 pm   |
| <b>LOCATION:</b>   | Zoom  |
| <b>MINUTES BY:</b> | Aaron Mueller, President                        |

**PARTICIPANTS**

|   |                         |
|---|-------------------------|
| <b>BOARD:</b>   | <b>OTHER ATTENDEES:</b> |
| Aaron Mueller, President<br>Rich Warren, Treasurer<br>Paul Sheridan, Vice President |                         |

**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 Aaron Mueller to approve August 6, 2024 board meeting minutes.<br>Second by Paul Sheridan. | Passed<br>Unanimously |
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**MOTIONS**

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| 1 | None |  |
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## GENERAL DISCUSSIONS

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| 1 | <p>New White Light Lenses:</p> <ul style="list-style-type: none"><li>• 7 Lenses sold - None Remaining</li><li>• Currently have 2 homeowners on the waiting list for when we make another purchase.</li></ul> <p>Discussed minimum order is 10 pieces. Will add information to the December newsletter about another order.</p>   |
| 2 | <p>Short Term Rentals Discussion</p> <ul style="list-style-type: none"><li>• Signs popping up - homes not hotels. Because these are political, they are allowed per HOA / city rules.</li><li>• New law (ARS 9-500.39) - STR's have to be registered and notify the HOA and neighbors. Rich received only 2 notifications.</li></ul> <p>✓ No further discussion. Topic Closed.</p> |
| 3 | <p>Discussed Waymo cars parking in the neighborhood. Need to call Waymo to request the cars do not park within Country Trace community.</p> <ul style="list-style-type: none"><li>• Board noticed a few complaints on community FB page. Waymo was contacted and it appears they have programmed cars to no longer park in the neighborhood. Topic Closed.</li></ul>               |

## LANDSCAPE REPORT

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| 1 | <p>Discussed email from homeowner regarding queen palms in some of the corners.</p> <ul style="list-style-type: none"><li>• Decided HOA should draft a general response letter. To be further discussed at next board meeting.</li></ul> <p>✓ Adam took the action to draft a template letter to address landscaping and architecture issues.</p> |
| 2 | <p>Backflow preventer testing was performed on all 7 corners per the annual requirement. One backflow preventer needed to be replaced on the corner of 66<sup>th</sup> St and Sandra.</p>   |

## ARCHITECTURAL COMMITTEE

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| 1 | <p>Paint Colors</p> <ul style="list-style-type: none"><li>• No updates. Wall painting has been postponed until fall when the temperatures are cooler.</li></ul> |
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**ARCHITECTURAL COMMITTEE**

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|   | <ul style="list-style-type: none"><li>The overall consensus of the Landscape committee is Crisp Muslin as the preferred option followed by Neutral Ground.</li><li>The Board decided to post pone the vote for the final color selection until a later meeting when all board members are present and closer to when the painting will occur in the fall.</li></ul>   |
| 2 | <p>Paint / Stucco Quotes</p> <ul style="list-style-type: none"><li>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.</li></ul> <p>✓ Rich took the action to clarify the following items with Blue Brushes</p> <ul style="list-style-type: none"><li>○ Add fill cracks to the quote - <b>COMPLETE</b></li><li>○ Get quote for backroll - <b>COMPLETE</b></li><li>○ Confirm 50% deposit - <b>COMPLETE</b></li><li>○ Get clarification on cutting expansion joints - <b>NEED TO SEE EXAMPLES</b></li><li>○ Get validity of quote (most likely we will delay work until Fall when it cools down) - <b>WILL HAVE TO REQUOTE IN THE FALL</b></li></ul> |
| 3 | <p>Discussed the following phased approach to the corner updates based on allocated capital improvements budget:</p> <ul style="list-style-type: none"><li>Phase I: Plan is to proceed with the Stucco repair and painting - <b>Q4 2024</b></li><li>Phase II: Add the new Country Trace signage - 2025</li><li>Phase III: Updating the landscaping in front of the walls - 2026</li></ul> <p>Aaron action to send out email about corner update progress and overall plan. Send out prior to start of construction.</p>   |
| 4 | <p>Corner Signage Font (<b>ON HOLD, will revisit end of 2024 / early 2025</b>):</p> <ul style="list-style-type: none"><li>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></li></ul>   |
| 5 | <p>Board received a complaint regarding the new paint color for a home on Beverly. The HOA never received a request to deviate from the approved colors.</p> <ul style="list-style-type: none"><li>Still have not received a request via the Website for the color deviation.</li><li>Will use template Adam created to notify homeowner.</li></ul>   |
| 6 | <p>Board received a complaint regarding the new paint color for a home on N 67<sup>th</sup> St. The HOA never received a request to deviate from the approved colors.</p> <ul style="list-style-type: none"><li>Still have not received a request via the Website for the color deviation.</li><li>Will use template Adam created to notify homeowner.</li></ul>  |
| 7 | <p>Board received a complaint regarding construction at a home on Sandra. The claim was that the construction was taking too long, with long gaps of no progress.</p>   |



## ARCHITECTURAL COMMITTEE

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|  | ✓ The board sent an email to inquire about the plan to complete the construction. |
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## TREASURER'S REPORT

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| 1 | <p>Rich reported the following account balances:</p> <p>Checking: \$42,190<br/>Savings: \$19,943</p>   |
| 2 | <p>AR Report:</p> <ul style="list-style-type: none"><li>• 2 homeowners past due for 2024 assessment.</li></ul>   |
| 3 | <p>It appears that a 5 website payments have not been deposited into the Chase Checking account.</p> <ul style="list-style-type: none"><li>• It was discovered that the payments never were processed because the homeowner put in the wrong house address and zip code. The payment went into a pending status that was not evident and eventually was cancelled with no notification to the homeowner or HOA. Aaron updated the settings to prevent this in the future and also updated the form to clarify the address is the Credit Card Billing Address.</li></ul> <p>Aaron took the action to provide Rich the backup data showing the 5 payments that were not processed. - <b>COMPLETE</b></p> <p>Rich took the action to reach out to homeowners to explain the situation and have them resubmit their payment.</p> |

## CLOSING

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| Next Meeting | Tuesday, October 1, 2024, 6:30 pm via ZOOM |
| Adjourned    | 7:59 pm                                    |