

**Casitas del Oro Norte Improvement Association  
Board of Directors Meeting Minutes, Approved  
2021 August 25, 5:00 PM by Telephone Conference**

- I. Call to Order** Due to the unavailability of the GoToMeeting service from Associa, the meeting convened by telephone link at 5:20 PM. Present: Oscar Miranda, Bill Purcell, Judy Fuson, Bill Addison, Dino Cameron, Bruce Shore. Regrets: Becky Hennig. Absent: Lee Chesnick
- II. Current Agenda:** With the correction of the date (from July 28 to August 20 or 25<sup>th</sup>?), approval of the agenda as circulated was moved by Judy/Oscar; approved.
- III. Guests/Presentations:** None (regrets from Kara Jersey, CAM-Associa).
- IV. 2021 July 28 Minutes:** Moved/2nd by Bruce/Oscar; approved.
- V. Elections/Board appointments/status:** Lee Chesnick has not attended any meetings--this was understood to be due to work-schedule conflicts, nor responded to Board communications in over 5 months. In accord with Article III, Section 1.5 of the By-Laws, the Board is authorized to remove a Director. (It was also noted incidentally that Lee was appointed by the Board, not elected.) Removal was moved by Oscar/Judy; approved. Bruce (as Secretary) agreed to communicate this decision to Lee [done]. There are now 2 Board vacancies 2020-2023 (less than 2 years remaining), 2019-2022 (less than 1 year remaining).
- VI. Reports from Current Officers and Committees**
  - A. Officers**
    1. Treasurer—Status: Associa Financial Reports for June/July were sent to BOD; the format is closer to what we requested but not exactly. All Q3 fees are paid, but we are having problems getting this confirmed by Associa for 6 owners--Dino had sent copies of checks for 3 of 6 lots with 3 lots promising to show proof of payment to Associa. In addition, Associa charged over \$500 for printing and envelopes, \$10 then \$20/month for data storage and they cannot tell us how much data we have stored.  
Moved by Billa/Becky to reimburse Dino for out-of-pocket expenses (receipts submitted and on file) for \$18.82; approved.
    2. Vice-President and ARC Chair: Judy Fuson: Associa has not replied on ARC.
    3. Secretary.- Bruce Shore: Nothing to report.
    4. President: (a) The Board decided by unanimous consensus that Associa was not a suitable property manager for CDON. Dino consulted our attorney Phil Brown about ending the contract as soon as possible. Phil disclosed that Associa is also a client so he expressed his advice generally, namely that he thought we could end the contract within a month and Associa was unlikely to object. Phil also provided three referrals, 2 management firms and 1 accountant who could do all financials and vendor payments. Dino will draft a termination letter for consideration by Phil (done). We will inform owners of revised instructions to submit payments.  
(b) Landscaper Joe Mendibles tested positive for COVID-19 and is in 15-day quarantine; weed control is urgent so Conquistador Weed Control is providing an estimate to clear them (\$5,500). (c) Pool pump fixed and working well.
  - B. Committees:**
    1. Community Liaison & Communications: TownSquare Forum/Survey used to post a small number of community announcements (cougar alert and reference for air-vent cleaning service. This and the pool reservation system will need to be replaced when the Associa contract terminates (done) new app is Calendly.
    2. Social Events: Social gatherings remain suspended and will need new volunteer Social Committee members.
  - C. Subcommittees and Working Groups**

1. Archiving CDON documents – ongoing.
2. Governing Documents (B. Shore): final version posted on both CDON websites (internal/external). Need to review docs based on capital assets reserve **fund shortfall**, and growing number of rental units.

## **VII. Unfinished/Continuing Business**

- A. Quarterly review of 2021 Capital Asset Reserves due in Oct during budget planning. To be addressed at a forthcoming meeting.
- B. Capital Asset Reserve Study Calculations. Dino will check the FEMA definition of a “disaster” and ask Phil for his opinions on disaster-recovery mitigation beyond our insurance **coverage** and about typically unexpected legal fees for which we might be advised to make a contingency or reserve provision.
- C. Communications plan to educate community about insufficient Deposits to Reserves: We shall prepare a 2022 budget first then determine the shortfall in fulfilling reserve needs and a plan to accomplish this to be communicated to the community.
- D. Pool/Spa continual monitoring/adjusting incremental pool reopening plan. Follow-up BOD vote needed to make official the elimination of sign-in logbook.
- E. ADOT--status of noise testing and response by PBLaw: Phil said it would help if we can show change on Oracle over time. Dino asked ADOT when Oracle was raised and widened to 6 lanes. After the repaving ADOT was supposed to come measure the sound again. Dino wrote to them. Traffic is growing due to extensive new building north of CDON. We also need a vehicle count—**ADOT** did it **formally** from Dino’s roof **and Lot#20 roof**, but we need **follow-up** data. Phil said he will help us pursue this dossier.
- F. Status of Phase-1 implementation of repurposed recreation court: The fencing company is scheduled for August 26 to estimate the cost of re-installing the fence in its new perimeter. We are seeking a mason for the brick work at the **shuffle boards** plus an estimate for the ramada between the shuffleboard pads. At the main court, railroad ties are delivered free if the order exceeds \$600 (it does); the fence will be done first, then the gravel (screening) will be spread, and then the railroad ties to separate the half-court for basketball and **future** pickleball **courts** from the more passive side; all contractors are lined up **to provide estimates** for these steps.
- G. HOA waste/recycle day--postponed until it is safe, may use dumpster strategy.

## **VIII. New Business**

- A. BoD review/approvals (i.e., home sales/rentals): only need Associa account numbers for Lots #11 & #32. The last 4 sales have been to investors, not new residents.
- B. Limit on number of rentals: Last month we discussed seeking to limit rentals. There are now 13, considerably increased from the previous 7 or 8. The CC&Rs Article IV Section 4 gives the Board authority to set rules on rentals. This can be a new Section 12.6 in the GR&Rs Article I. Bruce will send a draft amendment to Phil for advice. Moved by Oscar/Billa to limit rentals to 8 dwellings; rentals in excess of this number can be rented until the dwelling is sold, but revert to owner-occupancy only until the number of rentals drops below 8.

## **IX. Next Meeting** (normally 3rd Wednesday of month, 5 pm): Sept. 15 virtual meeting.

- X. Action Items:** (a) Dino--terminate Associa in consultation with Phil; redirect Q4 fee payments **back to CDON/WashFedBank**; ADOT follow up. (b) Becky--authorize reimbursement to Dino. (c) Bruce: Write to Lee Chesnic, draft GR&R 12.6 regarding limit on rentals, draft revision of governing documents regarding payment of fees based on Dino’s communication forthcoming.

## **XI. Adjournment:** 6:51 pm

**P.S.: Reflections on Pros and Cons of Virtual versus In-Person Board Meetings (from Dino with additions from Bruce)**

In-Person BOD Meetings: 1) difficult for others joining by telecom [especially the Secretary trying to take minutes and recognizing speakers' voices] to hear clearly or for others to hear them; 2) subject handout notes required; 3) not everyone shares hosting so the same 1 or 2 people end up bearing the responsibility; 4) if not host is available, we must travel to the OV library.

Virtual BOD Meetings: 1) easier to hear everyone on-line as there are no mixed-mode communications; 2) everyone sees the same subject information on the screen; 3) home comfort for everyone; 4) no responsibility to host.

**Appendix**

**CDON BoD Members, updated to 2021 September 13**

<b>Directors for CDON HOA as of 06/17/20 Total Lots at CDON HOA = 74</b>	<b>Current Term</b>	<b>Service Began</b>	<b>Contact #</b>	<b>Lot #</b>
Judy Fuson (Vice-President, Assistant Secretary)	2019-2022	2018	520-247-0754	#10
Oscar Miranda	2019-2022	2020	520-906-7834	#42
vacant position	2019-2022			
Bruce Shore (Secretary)	2020-2023	2012	520-468-5507	#47
Bill Addison	2020-2023	2021	520-349-2687	#18
Bill Purcell	2020-2023	2021	503-348-0877	#17
Dean "Dino" Cameron (President)	2021-2024	2007	520-219-5071	#45
Rebecca "Becky" Hennig (Treasurer)	2021-2024	2015	520-419-7305	#4
vacant position	2021-2024			
<b>Committee Chairs</b> (need not be Directors)				
ARC Chair (Judy Fuson)	2020-2022	2020	520-247-0754	#10