

**Casitas del Oro Norte Improvement Association
Board of Directors Meeting Minutes
2021 September 15, 5:00 PM on Zoom
Approved 2021 December 15**

- I. Call to Order:** Convened at 5:17 PM. Present: Oscar Miranda, Bill Purcell, Judy Fuson, Dino Cameron, Bruce Shore. Regrets: Becky Hennig, Bill Addison.
- II. Agenda:** Approval of the agenda as circulated was moved by Oscar/BillP; approved.
- III. Guests/Presentations:** M. St. John (Lot #24) had indicated an interest in attending but did not.
- IV. (a) 2021 June 16 Minutes:** Acceptance moved by Bruce/Oscar; approved.
(b) 2021 August 25 Minutes: Acceptance moved by BillP/Judy; approved.
- V. Board Elections/Appointments/Status:** There remain 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: Dino reported for Becky. Final Associa financial reports and date were received only through July. We expect an operating balance of \$9600 on December 31, considerably below the amount needed to fully fund our Capital Reserve funds or new spending, for example, a retainer along Oracle to limit erosion and protect gardens inside the wall. Phil advised that CDON could put contingency or emergency funds in a Noncapital Reserve fund. Dino incurred \$65.00 out-of-pocket expenses to pay Skyline Landscaping to remove a branch near Lot #35; moved by Oscar/BillP to authorize reimbursement; approved.
 - 2. Vice-President and ARC Chair: Judy: Associa never replied about ARC compliance.
 - 3. Secretary.- Bruce: Emailed Lee Chesnick about BoD decision to remove her from the Board.
 - 4. President: (a) The Associa Arizona management contract will be terminated as of September 30th. There are no outstanding invoices in their care. The Board uanimously supported this outcome. (b) Weeds are a serious problem this year. Brightview did not spray in June and July. Groundskeeper Joe asked about tree work but Dino asked him to concentrate on weeds in the next 2 weeks. (c) Dino is investigating new scheduling software for pool reservations. (d) A ceiling fan fell from the pool ramada. No-one was hurt. The fan needs to be replaced.
 - 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.
 - 2. Social Events: Social gatherings remain suspended. CDON needs new Social Committee.
 - C. Subcommittees and Working Groups**
 - 1. Archiving CDON documents – ongoing.
 - 2. Governing Documents (Bruce): Need updates to addres new rental limits and methods pf paying quarterly fees.
- VII. Unfinished/Continuing Business**
 - A. Capital Reserves:** At the end of 2021 CDON will be about \$32,000 short of the amount needed to fully fund the Capital Reserves. We also do not have an Operating Budget line for additional improvements. Two actions were proposed: (a) that CDON should move to close the gap on annual funding of the Capital Reserve funds and this needed amount is currently about \$32,000; (b) that CDON's operating budget should have an additional line for general improvements guided by both community input and Board reflection. So moved by BillP/Bruce, to add a \$10,000 operating line, and increase fees by 5% (our current limit) each year until the needed annual amount is available for Capital Reserves, starting in Quarter 2 of 2022. Approved unanimously.

- B. (a) Without a formal vote the Board unanimously voted to eliminate the sign-in book (this information is contained in the reservation system).
- C. ADOT--status of noise testing and response by PBLaw: A new sound test will be done when repaving Oracle is complete.
- D. Status of Phase-1 implementation of repurposed recreation court: (a) Renovation of the recreation court is stalled because contractors are understaffed, booked up to 14 weeks ahead, and Dino received only one estimate from 6 fence installers. BillP offered to help phone potential contractors
- E. HOA waste/recycle day--postponed until it is safe, may use dumpster strategy.
- F. The Board is currently using the free Zoom version with its 45-minute and other limitations. Purchase of the \$14.95/mo. enhanced version was delayed until January.

VIII. New Business

- A. BoD review/approvals (i.e., home sales/rentals): Lot #73 has been sold; it had been a fractional ownership.
- B. Limit on number of rentals: Moved by Bruce/Oscar to add the following clause to Article I of the Guidelines, Rules, and Regulations as Section 12.6. Approved unanimously.

Section 12.6. Limitation on the Number of Rentals.

No more than eight (8) Lots and Dwelling Units may be leased or rented at any given time. Owners leasing their Units in numbers greater than this limit as of the passage of this Section 12.6 may continue to offer the rental in accord with other regulations; however, upon the sale of the Lot and Dwelling Unit, that right to rent becomes subject to the community's 8 Unit rental limitation.

- IX. **Next Regular Meeting:** (normally 3rd Wednesday of month, 5 PM): October 20th, on Zoom.
- X. **Action Items:** (a) Dino--Send notice to owners of new GR&R 12.6 approved by the Board; owners have 45 days from date of notice to provide feedback. (b) Becky--authorize reimbursement to Dino. (c) Bruce: Update governing docs with new GR&R 12.6 regarding limit of 8 rentals; draft revision of governing documents regarding payment of fees.
- XI. **Adjournment:** 6:35 pm.

Appendix CDON BoD Members, updated to 2021 October 3

Directors for CDON HOA as of 06/17/20	Current Term	Service Began	Contact #	Lot #
Total Lots at CDON HOA = 74				
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			
Committee Chairs (need not be Directors)				
ARC Chair (Judy Fuson)	2020-2022	2020	520-247-0754	#10