

Casita Colony Recreation Association

December 30, 2023

**TO: The Shareholder of Casita Colony Recreation Association, Villa Monterey Unit 3,
Scottsdale, AZ**

NOTICE OF ANNUAL MEETING

As prescribed in the Bylaws, The Casita Colony Recreation Association
(a.k.a. Villa Monterey Unit 3) shareholders' annual meeting will be held on:

SATURDAY, FEBRUARY 10, 2024

**Coffee and Community start at 10:00 A.M.
The Annual Meeting starts at 11:00 A.M.**

LOCATION: Ramada, 7702 E. Highland Ave. Scottsdale, AZ

SIGN-IN SHEETS: We have prepared Sign-in Sheets where your name and address are pre-printed. You will only need to "check" the line where your name appears.

BALLOTS: We are continuing the method for voting that started in 2022. You can vote electronically or complete the enclosed ballot, mail it in before the meeting, or place it in the drop box at the Ramada before the meeting.

HOA DUES: Your 2024 Annual Dues Invoice will be emailed to each household listed on the VM 3 email list. Michelle Bussiere will email invoices starting on December 16, 2023. You will receive an email from casitacolonyra3banker@gmail.com.

For residents without an email address, the Annual Dues Invoice is included in this packet.

Dues are due January 17, 2024. They can be mailed or placed in the CCRA mailbox at 7702 E. Highland Ave. Checks may also be brought to the annual meeting and given to Michelle Bussiere.

DUES ARE CONSIDERED LATE IF NOT RECEIVED BY MARCH 1, 2024

Please get in touch with the undersigned or any VM 3 Board Member if you have any questions.

Sincerely,

Michelle Bussiere

Michelle Bussiere, Treasurer

Casita Colony Recreation Association

ANNUAL MEETING AGENDA

FEBRUARY 10, 2024

- **Call to Order**
Quorum (40 in person or by absentee ballot) is or is not met.
- **Introduction of 2024 Current Board Members**
Treasurer, Michelle Bussiere
Secretary, Elizabeth Rehling
Member, John Baughn
Alternate, Gus Meyers
Alternate, Raina Sainz
- **Exiting Board Members**
Elizabeth Rehling
Michelle Bussiere
- **Introduction of new VM III Board Members**
- **Introduction of Committee Members**
Penelope Meyers, Roster & Email Blast
Karen Fleming, Website
Gus Meyers, Pool Area
Steve Sumrall, Grounds
Elizabeth Rehling, Property Maintenance & Neighborhood Watch
John Baughn & Donna Baldwin, Nominating Committee
Kathryn Baughn, New Residents Welcome
Lynn Helferich, Change of Ownership
John Baughn, Home Modification
- **Introduction of New Homeowners**
- **Minutes from February 2023 Annual Meeting** – Elizabeth Rehling
- **Treasurer's Report** – Michelle Bussiere
2023 Financial Report
2024 Operating Budget
2024 Reserve Fund
- **2024 Outlook Discussion**
Construction Projects
Occupancy
Home Maintenance
- **Adjourn**

Casita Colony Recreation Association

VILLA MONTEREY III ANNUAL MEETING

February 11th, 2023

CALL TO ORDER

The annual meeting of the Villa Monterey III was called to order by Jerry Wortham.

Jerry requested notification of quorum from Secretary Stephanie Tumbleston: Quorum confirmed.

ROLL CALL

Board members in attendance: Jerry Wortham, Stephanie Tumbleston, Michelle Bussiere, Lynn Stilger, Elizabeth Rehling. Alternates John Baughn & Lynn Helferich

- Current board & alternates recognition and introduction.
- Board members exiting: Lynn Stilger & Jerry Wortham
- Election results: New members & Bi-law regulations change
 - John Baughn & Russell Martin elected
 - Approved change: board members must reside in VMIII 9 months or more per year
39 approved, 11 rejected
- Recognition of volunteers & committee members
 - Penelope Meyers, Karen Fleming, Steve Sumerall, Gus Meyers, Sue, Helen Dowell, John & Donna Baldwin, Kathrine Baughn, Lynn Helferich
 - Neighborhood watch committee volunteer members
 - Elizabeth Rehling, Hilary Petta,
 - March 11th Watch coffee meeting with guests- more info to follow
 - Exiting committee members
 - Penelope Meyers (Email Blast & Roster)
 - Helen Dowell (property maintenance)
 - Replacement for email blast & roster- Diane Botica
- New homeowner's recognition & welcome to VMIII
 - Seven home sales this year

APPROVAL OF 2022 Annual Meeting Minutes-

- Motion to approve Elizabeth Rehling
- Second
- Motion carried unanimous

TREASURER'S REPORT

Michelle reports- 2022 & 2023

- Recap of 2022 expenses & year to date
- 2022 completed with transfer of \$5000 into reserve fund
- 2022 expenditures were \$63,000 : \$2400 under budget
- 2022 reserve expenses \$18,000 : \$9000 over budget
 - Current reserve fund \$32,000
 - Unexpected items for 2022 expenses listed below
 - Stucco wall in common Ramada area due to water damages
 - Ramada roof and fascia boards replacement
 - Budget copies available for pick up and review for all
 - March books to be closed with expected \$5000 to \$8000 funds to move to reserve fund
 - Dues increase were implemented with increased inflation \$50 per year

- 2023 Budget review
 - Review & approved by board at December meeting
 - Additional line items added for stucco wall repairs
 - Inflation consideration added at 5%
 - Copies available and were sent with annual meeting packets
- Reserve fund review
 - \$32,000 current balance
 - Percent of usage is 70% being maintained
 - Expenditures 2022
 - Ozone pool system
 - Stucco repairs and painting
 - Ramada fascia board & paint including roof
 - Cabana trim & molding repairs & painting
 - North wall walk through repairs & painting
 - Expenditures 2023 planned
 - Front roundabout maintenance
 - Walk through wall painting
 - Stucco common area repairs & painting
 - 3 total phases: phase 2 to be completed

Motion for approval financial reports:

Motion to approve

Second

Motion carried unanimous

NEW BUSINESS & PRIOR BUSINESS REVIEW

- Home Modification and Change of Ownership Chairperson introduction
 - Lynn Helferich handles change of ownership
 - John Baughn handles home modification
 - All submissions to the city will be handled for homeowner's by HOA chairperson
- Social Committee Survey
 - Available to complete for planning
- Book club started
 - Request for participation and information provided
- Community comments and awareness notifications
 - Roundabout maintenance issues
 - Sewer line issues around neighborhood homes
- Operational points
 - Home sales
 - 2020 (15 homes), 2021 (7 homes), 2022 (8 homes)
 - Current average price \$521,000 up 16% over 2021
 - Average age, 2022 – 65 years old
 - Ballot response:
 - 64% received electronically

President Jerry Wortham graciously appreciates the opportunity for years of service on VMIII board.

Motion to Adjourn

Motion Michelle

Second

Motion carried unanimous

Secretary, Stephanie Tumbleston

**Casita Colony Recreation Association
7702 E. Highland Avenue
Scottsdale. AZ 85251
www.villamonterey3.org**

2024 BALLOT

The annual meeting is scheduled for 11 A.M. February 10, 2024, at the Ramada in the recreation area, 7702 E. Highland Avenue.

Under Arizona law, owners may vote in person, electronically, or by mail-in ballot.

- **Mail – in Ballots must be received by February 8, 2024.**
- **Electronic Ballots must be transmitted no later than February 8, 2024**
- **In-Person Ballots must be received no later than 10:45AM February 10, 2024**

Blank ballots and a drop box will be at the Ramada before the start of the meeting.

For Residents using paper ballots, please use the following page to cast your vote.

Casita Colony Recreation Association

2024 BOARD MEMBER BALLOT

ELECTION OF BOARD DIRECTORS

Four 3-year positions are available on the association's Board of Directors.

The following residents are nominated to fill the open seats.

**To vote for a candidate, place an “X” to the left of the candidate's name.
Enter write-in candidate(s) on the provided lines.**

***If you voted electronically*
Do not complete this ballot**

_____ **Michelle Bussiere**

_____ **Wayne Debus**

_____ **Karen Fleming**

_____ **Ralph Whitney**

Vote for no more than four

Residents Name (required):

Address (required)

ONE BALLOT PER HOUSEHOLD

Villa Monterey III 2024 Budget

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
HOMEOWNER FEES													
Total Income	\$ 45,000.00	\$ 20,000.00	\$ 8,160.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 73,160.00
Expenses													
ENTRANCE													
Electric	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	396.00
Fountain Maintenance	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
Landscape/Repairs	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	4,080.00
Water	80.00	80.00	80.00	80.00	100.00	150.00	200.00	200.00	150.00	150.00	100.00	100.00	1,470.00
Total ENTRANCE	\$ 518.00	\$ 518.00	\$ 518.00	\$ 518.00	\$ 538.00	\$ 588.00	\$ 638.00	\$ 638.00	\$ 588.00	\$ 588.00	\$ 538.00	\$ 538.00	\$ 6,726.00
Miscellaneous Expense	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Accountant / Quickbooks	1,000.00	0.00	0.00	0.00	0.00	595.00	0.00	0.00	0.00	0.00	725.00	0.00	2,320.00
Fees - Bank/Other	10.00	10.00	510.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	620.00
Insurance	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Miscellaneous Expense	\$ 1,110.00	\$ 110.00	\$ 3,610.00	\$ 110.00	\$ 110.00	\$ 705.00	\$ 110.00	\$ 110.00	\$ 110.00	\$ 110.00	\$ 835.00	\$ 110.00	\$ 7,140.00
OFFICE EXPENSE													
Copies-Misc/Annual Packets	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Office Supplies	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Website/Email	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	70.00	120.00	0.00	0.00	590.00
Total OFFICE EXPENSE	\$ 220.00	\$ 20.00	\$ 420.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 90.00	\$ 140.00	\$ 20.00	\$ 20.00	\$ 1,030.00
POOL AREA													
Equipment-Repairs/Replace	250.00	250.00	250.00	850.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,600.00
Pest Control	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	840.00
Pool Cleaning	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
Pool House-													
Supplies/Expenses	200.00	75.00	75.00	200.00	75.00	75.00	200.00	75.00	75.00	200.00	75.00	75.00	1,400.00
Total POOL AREA	\$ 1,070.00	\$ 945.00	\$ 945.00	\$ 1,670.00	\$ 945.00	\$ 945.00	\$ 1,070.00	\$ 945.00	\$ 945.00	\$ 1,070.00	\$ 945.00	\$ 945.00	\$ 12,440.00
RAMADA AREA													
Clean Ramada	220.00	220.00	250.00	220.00	220.00	250.00	220.00	220.00	250.00	220.00	220.00	350.00	2,860.00
Exterior Wall	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Gas	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	6,480.00
Repairs/Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total RAMADA AREA	\$ 960.00	\$ 960.00	\$ 990.00	\$ 960.00	\$ 960.00	\$ 990.00	\$ 960.00	\$ 960.00	\$ 990.00	\$ 960.00	\$ 960.00	\$ 1,090.00	\$ 11,740.00
SOCIAL EXPENSES	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	250.00	50.00	550.00	1,300.00
UTILITIES													
Electric	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
Gas	2,000.00	2,000.00	2,000.00	1,500.00	1,000.00	400.00	400.00	400.00	500.00	1,000.00	1,500.00	2,000.00	14,700.00
Water	300.00	300.00	300.00	300.00	550.00	850.00	850.00	850.00	850.00	770.00	770.00	770.00	7,460.00
Total UTILITIES	\$ 2,900.00	\$ 2,900.00	\$ 2,900.00	\$ 2,400.00	\$ 2,150.00	\$ 1,850.00	\$ 1,850.00	\$ 1,850.00	\$ 1,950.00	\$ 2,370.00	\$ 2,870.00	\$ 3,370.00	\$ 29,360.00
Total Expenses	\$ 6,828.00	\$ 5,503.00	\$ 9,433.00	\$ 5,728.00	\$ 4,773.00	\$ 5,148.00	\$ 4,698.00	\$ 4,573.00	\$ 4,723.00	\$ 5,488.00	\$ 6,218.00	\$ 6,623.00	\$ 69,736.00
Net Operating Income	\$ 38,172.00	\$ 14,497.00	\$ 1,273.00	\$ 5,728.00	\$ 4,773.00	\$ 5,148.00	\$ 4,698.00	\$ 4,573.00	\$ 4,723.00	\$ 5,488.00	\$ 6,218.00	\$ 6,623.00	\$ 3,424.00
RESERVE FUND EXPENSES	2,000.00	0.00	4,400.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	7,400.00
Net Income	66,332.00	60,829.00	51,396.00	45,668.00	40,895.00	35,747.00	31,049.00	26,476.00	21,753.00	16,265.00	10,047.00	3,424.00	