

# Casitas Montana HOA Board Meeting

Monday, June 21, 2010

Attendees: Bill, Jamie and Monica

1. It was agreed to put together a list of vendors with contact information for board-members to access if needed (e.g. Ziggy, Scot, Azze etc.)
2. Jamie to keep tabs with Mary at Dustin's office about past due owners and amounts. (Update - As of July 1<sup>st</sup> everyone seems to be paying as agreed and all past amounts are being paid off (slowly?) Our outstanding past due total amount decreased from \$6399 to \$4317)
3. Jamie will also contact City of Phoenix regarding parked vehicle on Louise to have it towed (update as of June 29<sup>th</sup> car is tagged by police and will be towed if not moved)
4. Pool Furniture – Our current pool furniture is in bad shape. All HOA board members are going to keep an eye out for best deal (update – please give us your opinion – should HOA buy new pool furniture? If so, how many of what type?)
5. Owners are NOT picking up after their pets. Board is looking into buying and installing new signs to address this issue. Board is discussing fees to be assessed to owners that do not obey our rules – Monica will research best price for signs on cleaning up after your pet(s)
6. Need to find out status of the BBQ grill at the pool? If good, we will leave if junk throw away
7. Cooling Misters around the pool shade gazebo – Bill will check if they work and will get running if we can with minimum cost.
8. Get padlocks for the rear gates that open to the wash. Board members will have keys, and owners can have a key for a nominal “key fee”.
9. Sub metering the water – Currently the plan is:
  - a. Quarterly readings – HOA dues will remain the same at \$210 and your HOA account balance will be adjusted on a quarterly basis depending on water usage. A credit will be applied to the owners using less water and an additional charge will be applied to the owners using more water than their HOA fees are paying for. (update – right now about \$50 per month of our HOA fee goes to pay our water bill)
  - b. Have each owner read their own meters each quarter and then once per year hire a independent third party to read the meters to ensure accurate meter readings
  - c. It appears the costs are going to be around \$50 per meter.
  - d. Currently we are getting bids for the installation costs, but should be less than \$50?
  - e. Need to decide how to pay for the 1 time costs? The HOA Board is favoring a one-time assessment for total cost of installing meters. Should be right around \$100
  - f. Please let the HOA board know what your thoughts are about sub metering the water go to <http://sunset.webplus.net/page11.html> and tell us if you support sub metering the water