

## **LAS CASITAS CONDOMINIUM ASSOCIATION, INC. 2024 ANNUAL MEETING**

President Gwenn Everett called the Annual Meeting of the Association held at Picacho Hills Country Club to order at 6:30 p.m. on February 13, 2024.

Secretary Donald Black reported that there were 16 Unit Owners present in person and five units which were represented by Proxy making a total of 21. The By-Laws of the Association require 1/3<sup>rd</sup> of the Unit Owners (or 13) be present in person or by proxy in order to establish a Quorum. Therefore, a Quorum was established.

After noting that the minutes of the 2023 Annual Meeting have been posted to the Association's website and had also been sent with the Notice of this meeting, President Everett asked if they needed to be read or if there a motion to waive the reading. A motion to waive the reading and approve the minutes was made, seconded and approved by the membership.

President Everett then welcomed all and asked Director Allen Potter to report on ownership transfers and landscaping. He advised that ownership of four units changed in 2023. The new Unit Owners were not present at the meeting. He also reported that seven units are currently rentals including one owned by the unit owner next door and occupied by her relative. He also mentioned that the grounds maintenance company seems to be performing adequately and noted that that expense is a major part of the Association's overall budget.

President Everett then addressed the state of affairs of the Association. She referenced the 2023 Income Statement and December 2023 Balance Sheet provided to the members present and commented on the street paving cost incurred during the year. She reported that the Monthly Maintenance Fees were paid by all 39 Units with no delinquencies again in 2023 and expressed the appreciation of the Board. She also advised that the 2024 Budget, which has been approved by the Board and was sent with the Notice of Meeting, does not anticipate an increase in Maintenance Fees although an increase in 2025 has been discussed by the Board and will likely be adopted in order to cover constantly increasing costs and the plans to address periodic maintenance of the streets and repairs and maintenance of the pool house and fencing around the pool along with the rock walls through-out the complex.

President Everett then led a general discussion regarding on-street parking, storage of trash cans, political signs, feeding of wildlife and feral animals and speeding which led to a vote by the membership to approve re-instillation of the speed bumps which were removed during the street paving project but with careful consideration about the number and location of same.

The next order of business was the election of Directors. Donald Black, Megan Boelter, Gwenn Everett and David Jacobsen were nominated by the Nominating Committee for the 2024 to 2026 term. The four nominees were elected by acclamation.

There being no further business, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Donald Black, Secretary