

## **LAS CASITAS CONDOMINIUM ASSOCIATION, INC. 2023 ANNUAL MEETING**

President Gwenn Everett called the Annual Meeting of the Association held at Picacho Hills Country Club to order at 7:00 p.m. on February 15, 2023.

Secretary Donald Black reported that there were 12 Unit Owners present in person and three additional units which were represented by Proxy making a total of 15. 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 2022 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 two units changed in 2022 and one unit has been sold and is pending closing in 2023. The new Unit Owners were not present at the meeting. He also reported that six units are currently rentals and the owners of two units have passed during the past year, namely Marilyn Leyva and Luis Baeza. Extreme Landscaping has replaced Les Littlefield for grounds maintenance and seems to be performing adequately. Decorative crushed rocks will be refreshed and tree trimming will continue during the next few weeks along with irrigation system repairs.

President Everett then addressed the state of affairs of the Association. She reported that the Monthly Maintenance Fees were paid by all 39 Units with no delinquencies again in 2022 and expressed the appreciation of the Board. She also advised that the 2023 Budget, which has been approved by the Board and was sent with the Notice of Meeting, does not anticipate an increase in Maintenance Fees. The Board has continued its' years long effort to address the condition of the streets and parking lots and has finally obtained bids from two contractors for the work. The preferred contractor has been asked to re-examine its proposal in hopes that the price can be reduced.

Director Bill Wilburn requested that Unit Owners let him or Director Allen know when yard lights need replacement and reported that Dona Ana Mutual Water is currently repairing all fire hydrants in the complex.

President Everett then reminded the membership that pursuant to the promise made to the membership during the 2022 Annual Meeting an amendment to the Association By-Laws to allow up to seven Board members is presented for consideration. A motion to amend the By-Laws accordingly was made, seconded and unanimously approved.

The next order of business was the election of Directors. Allen Potter, Bill Wilburn and Carla Williams were nominated by the Nominating Committee for the 2023 to 2025 term. The three nominees were elected by acclamation. President Everett then asked if there were any nominations from the floor for Directors to fill the two new positions for the one year terms from 2023 to 2024. The names of Megan Boelter and David Jacobsen were nominated and seconded. Both agreed to serve and were elected by acclamation.

A general discussion then ensued, after which, here being no further business, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Donald Black, Secretary