

Esperanza Estates Homeowners Association
Meeting of the Board of Directors
November 21, 2011
Esperanza Estates Ramada
Green Valley, AZ

The meeting was called to order at 1:00 by President Thomas Cooke.

Election of new Board members: The first order of business was to formally elect Jim Lindberg and Eric Ellingson, newly appointed Board members, to their official positions on the Board. Upon motion duly made and seconded, both were unanimously elected and seated to complete the respective terms of the members they replaced, being Stoney Brown and Craig Surprise.

Board members present: Joan Moreaux, Boyd Morse, Dean Hess, Jim Lindberg, Eric Ellingson, Joe McCalpin, Barb McCalpin and Sam Barnard.

Board members absent: None

Announcements: There were no announcements.

Acceptance of previous minutes: There were no corrections to the October meeting minutes, which are considered approved.

Treasurer's Report: Joan Moreaux presented the proposed 2012 HOA budget as approved by the budget committee. Following questions and answers, upon motion duly made and seconded, the 2012 budget was declared adopted, with one abstention. A discussion of the capital projects proposals for the next 5 years was also had.

Committee Reports:

Architectural: Dean Hess reported he had received a request by Terry Shay to do repair work on a crack in his driveway by making a cut and installing a flag stone pattern on each side of the drive. The Board asked to look at the pattern before approval, which review was made by a majority of the Board. An email vote was then taken, which resulted in approval, as allowed by Article IV, Section 4.6 of the Bylaws of the HOA.

Capital Projects: Dean Hess briefly discussed the proposed construction of restroom facilities at the tennis/pickle ball court, which is being studied.

Common Areas: Dean Hess reported that he is getting adapted to his new duties as chair of the common areas committee and that all is going well.

GVC: A full report on the GVC's activities will appear in the November Periodico. Barb McCalpin presented a brief overview.

Neighborhood Relations: Boyd Morse reported that peace and harmony is prevailing in Esperanza Estates. The only recent issue has been some unauthorized work in a quad yard, and this is being addressed.

Recreational Facilities: Tom Cooke reported on recent problems with the pool cover,

and the need to replace one of the salt-water chlorine generators. A protocol has been suggested by Eric Ellingson for future maintenance of the pool cover, which will be adopted, and which appears to have the potential to eliminate the most serious problems with the cover. He has also researched replacement costs for the chlorine generator, and the quote we have from our regular pool service company appears to be competitive, so will be used as a basis for its replacement.

Hospitality: Sam Barnard reported. There will be a potluck on December 7, and the monthly Hamburger Nites will resume again in January. It appears that due to the increasing cost of hamburger, it will be necessary to increase the price about a dollar for the Hamburger Nite festivities. The Committee has \$903 in its account, which will be used to fund future social activities for the residents.

Neighborhood Watch: Mary Beth Wallace reported that updating is being done on Neighborhood Watch records. All else is under control.

Enhancement Team: Barb McCalpin reported the Team has been busy. They will be taking over decorating of light posts for people who can't or don't wish to do their own, as a fund-raiser and a service project. They are donating \$1,000 to the EE Gardeners to enable them to further their work. The Dessert Buffet will be held January 29, 2012, and the spring yard sale on March 3. A large gift basket has been donated, which they will raffle off at the Dessert Buffet. They have received the thanks of the local Food Bank for donations of 177 and 137 pounds in recent months--all of which was donated by residents at our social functions. They will be meeting to plan more good deeds to do for the subdivision.

Old Business: Boyd Morse reported the weed sprayer is all ready to go when needed. The 'Gator' part of it has been used to help the EE Gardeners complete one of their projects recently. Use of the sprayer is anticipated in January for application of pre-emergent herbicide.

Greg Gramstad was thanked for repairing termite damage to the Ramada cabinets.

New Business: Bill Berdine presented a report on the recent EE Gardeners project in placement of pots at the EE monuments and at the Sunset Ramada arch. The Gardeners are studying what improvements can be made at Esperanza Park, in addition to the "snake" sculpture which is now being constructed.

A brief discussion was held about possible replacement of a flag pole. The Chairman requested a concrete proposal be brought back to the Board before any action is taken on this issue.

Boyd Morse explained a proposed survey to gage homeowner sentiment for allowing different trim colors to be used on homes in EE. The survey will be for the purpose of determining if it makes sense to bring this to a vote at the annual meeting in January.

Boyd also presented an overview of the results on the survey taken to determine if it was sensible to try and limit garbage truck use as a means of preserving our streets.

There being no further business to be brought before the meeting, it was adjourned at 2:10 pm.