

Esperanza Estates Homeowners' Association  
Minutes of Annual Meeting January 20, 2014

The 36<sup>th</sup> Annual Meeting of the EEHOA was called to order at 2:02 pm by Board President Eric Ellingson.

The determination of a quorum of homeowners was confirmed by Chief Teller Bruce Liljegren.

Seven members attending their first annual meeting introduced themselves.

The agenda was approved as written.

There were no corrections or additions to the Minutes of the 2013 meeting. President Ellingson introduced the Board members present: Joan Moreaux, Dean Hess, Tom Cooke, Joe McCalpin, Jim Lindberg and Stacie Meyer. Board members Boyd Morse and Sam Barnard were absent.

Secretary Joe McCalpin named the candidates on the ballot, Tom Cooke, Jim Lindbergh, Ben Sheffield, Hugh Gates, and Boyd Morse. The candidates in attendance were introduced. Nominations from floor were requested. None were offered. Nominations closed.

Treasurer Joan Moreaux presented the December 31, 2013, Treasurer's Report. A Financial Committee will do an assessment in the coming year to determine any changes needed in Fixed Assets reported for year end 2014. Only one residence was reported to be in arrears. Twenty-two homes were sold in 2013 with \$100 per home collected as a transfer fee. The neighborhood monthly Periodico was self-supporting with ad revenues covering costs.

President Ellingson reported that current reserves represented 58.988% of current expenses. Experts in the property management field estimate the need for reserves at 50% to 100% of expenses. EEHOA banks money every year to cover the expenses of maintaining the HOA property. This year the board will examine past expenses in hopes of anticipating future needs. Jim Copeland has already begun the process of cataloguing past expenses.

Dean Hess reported on Common Area Maintenance. In 2014 the wash behind the Ramada will be cleaned out. Twenty-five to 30 tons of sand washed into the wash with last year's rains. Retaining dams above the wash have slowed the flow of sand. Additional dams will be added. Walkways between houses will be lined with gravel as time and materials permit. Hot Desert continues to provide reliable, quality service. Arroyo 9 behind the tennis courts has been the site of unauthorized dumping. Hiring a backhoe will be necessary for clean-up. Dean requests that you call him or send him an e-mail if you have a request.

Jim Lindbergh reported on Architectural Control, stating that their goal is to assist homeowners in complying with the rules and regulations of the community. Dunn-Edwards paint is now available at the new Ace Hardware in Sahuarita. Garage doors and window frames need to match the house color. Solar panels should be installed with minimum obstruction to neighbors. Craig Surprise will help homeowners comply with postal regulations for mail box installation. Mr. Lindbergh asks that residents share information about good contractors and that they call him for advice about any exterior changes.

Vice President Tom Cooke reported that there were no major capital expenditures for Recreation facilities this year. The pool, spa and racket courts are in good shape and continue to add value to each property in EE. Finishing touches to the restrooms at the tennis/pickleball courts were completed this year.

Eric Ellingson thanked the volunteers and board, stating that naming all the volunteers in Esperanza Estates would be a difficult job. A slide show of volunteer efforts illustrated some of the many projects that bring residents together. President Ellingson stated that some HOAs have to hire management consultants to do the work of a board. The bill for professional management can be as high as \$20,000 annually for even a small HOA. Our board talks to homeowners with courtesy and thoughtfulness and gets cooperation. The installation of acoustical panels in the Ramada ceiling has been planned for February and will require volunteer labor. Willing workers should contact Eric Ellingson.

Marla Ries reported for Hospitality. Ms. Ries and Bill Berdine planned and executed the 'First Annual EE Chili Cook-off' with the help of dozens of willing EE volunteers. One hundred thirty-nine people attended the event. Proceeds will be used to fund future projects. Possible community get-togethers include a Super Bowl party, Optimist Club sausage night, healthy eating, burger night, trivia night, pizza party, and an art show.

Joe McCalpin reported on Green Valley Council. Streets in Green Valley are falling apart. All HOAs are dealing with this. A special tax district for funding repairs has been discussed but would require legislative action. Pima County Administrator Chuck Huckleberry has suggested funding through a gas or property tax increase. President Ellingson has written to Stan Riddle, President of the Green Valley Council, stating that such a tax increase would be supported by our HOA only if the funds were designated specifically for street repairs.

Jackie Rautio delivered the Enhancement Team report in Barb McCalpin's absence. Volunteers on the team create fundraising projects in order to finance improvements in the community. Funds are also designated for use by the Gardeners and Arts Clubs. In

2013 more than \$4,500 was raised and used to better EE; tile work on the Ramada arches, mosaic benches, seat cushions and their storage units, and a solar shade in the Ramada kitchen are examples.

The Enhancement Team has collected items to be loaned to homeowners. Items include a queen inflatable bed, a playpen, a car seat, and a wheeled moving cart. These will be listed on the EE website. Tickets for the February 14 Dessert Buffet are \$5 and available from Sandy Oster or Marian Mundale. Contact them if you can donate a dessert. Saturday, March 1 will be the annual Ramada sale and bake sale. Call Bev Brow if you can help or donate anything. No clothing, please. Friday afternoon from 4-5 pm EE residents will have the opportunity to be 'early bird' buyers.

Residents interested in memorializing their pets with a plaque on the Pet Pillar should contact Geri Lindberg of the Enhancement Team. The plaques are \$25.

MaryBeth Wallace delivered the Neighborhood Watch report. Pat Shipman, Del Bean, and Charles Watt have agreed to become NW block captains. A total of 25 block captains update emergency information and keep an eye out for trouble in their NW zones. They will be distributing business cards with their names and phone numbers. Current EE directories with bigger, bolder print are for sale at this meeting. The separate email list includes your email only if you've agreed to have it distributed. Two EE residents at the annual meeting had participated in an Honors Flight to the World War II Memorial. Ms. Wallace encouraged honors flight participation.

Bill Berdine submitted a written report on activities and plans of the EE Gardeners; this report will be available on-line. He thanked the board and Enhancement Team for funding. Aerial photos and line of sight photos will be used in 2014 to prepare a master plan. Gardeners will plan for common area parks and monuments. Efforts to improve Palo Verde del Norte, Mesquite Park, Esperanza Park, and Mountain View Park are for the most part completed. Adding color to these areas will be the next emphasis. A possible shade tree garden will be considered for land east of the tennis courts.

Kevin Welsh reported that the Arts Club has been working with Gardeners to provide a richer environment in EE. A mosaic tortoise and benches have added color and interest to parks and monument areas. A family of mosaic quail and several large colorful pots will find their way into EE this year. Niches on the outside walls of the pool area will be tiled to add color to the Ramada/Pool area. Volunteers are always welcome at Arts Club work sessions and meetings. Movie night, a successful fund raiser for the club, will start in February. Outdoor events in Esperanza Park are also in the planning stage.

Results of the balloting were read. Thanks went to Chief Teller Bruce Liljegren and committee members Sandy Oster, Roger Oster, Cynthia Surprise, and Joan Moreaux who counted ballots. Joe McCalpin represented the board as an observer.

Of 351 ballots, 210 (59.8%) were returned. One write-in vote was recorded for Joan Moreaux.

The following three candidates were elected to board positions: Jim Lindbergh (159 votes), Tom Cooke (156 votes) and Ben Sheffield (141 votes).

Eighty votes were recorded for Boyd Morse. Hugh Gates received 74.

A resident suggested that investigating the use of a weed killer other than Round-up(tm) could result in reduced contamination of ground water. Tom Cooke stated that all effective weed killers have the same active ingredient. His assessment of the situation was that the choice was between "Weeds or no weeds."

A speaker from the audience suggested that, as a group, residents agree that chili is red and contains beef.

A homeowner stated that the neighborhood Ace Hardware located in the Green Valley Village will mix house paint to comply with EE regulations. President Ellingson said that the board supports the local store and purchases supplies from them.

A request was made for a "Caution Cars Entering" sign to be posted on Portillo between Napa and Regalo. Speeding vehicles make driving out of garages at that point dangerous.

A complaint about dog poop not being picked up was taken from the floor. Residents were encouraged to speak to people who are walking dogs but not picking up after them.

An audience member commented that EE was a wonderful neighborhood to live, but expressed the opinion that real estate values in EE have not increased as much as in other areas. President Ellingson responded that the inventory of unsold homes is being reduced with future price increases expected. He suggested that organizing an informational tour for realtors could be of benefit.

The meeting adjourned at 3:22 pm.