

Esperanza Estates Homeowners' Association
Minutes of Annual Meeting January 19, 2015

The 37th Annual Meeting of the EEHOA was called to order at 1:32 pm by Board President Eric Ellingson.

The determination of a quorum of homeowners was confirmed by Secretary Ben Sheffield.

Fifteen 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 2014 meeting.

President Ellingson introduced the Board members present: Joan Moreaux, Dean Hess, Tom Cooke, Jim Lindbergh, Stacie Meyer, Ben Sheffield and Sam Barnard. Joe McCalpin was absent.

Secretary Ben Sheffield named the candidates on the ballot: Dean Hess, Joan Moreaux, Dave Sielken, and Kevin Welsh. There were no nominations from the floor.

Treasurer Joan Moreaux presented the December 31, 2014, Treasurer's Report. A financial committee headed by Jim Copeland inventoried fixed assets last year, determined depreciation rates and estimated replacement costs to determine the need for reserves. As of today 19 homeowners have not yet paid 2015 dues. Expenses included the cost of the Ramada roof re-coat, quad driveway repair, and gravel replacement. The HOA finished the year with a budget surplus of \$5775.98.

President Ellingson presented a slide showing future reserve needs and the established budget for them. These figures indicate that there is no need to increase dues at this time.

Dean Hess reported on Common Area Maintenance. A 3-year contract with Hot Desert has been negotiated. The per tree cost for palm trimming has been established at \$45 per tree. One hundred tons of gravel were added to common areas this year. Check dams installed west of the Ramada area have reduced sand washing onto the road.

Jim Lindbergh congratulated homeowners on prudent planning prior to construction, maintaining the character of our neighborhood without conflict.

Secretary Ben Sheffield reported on three major capital projects scheduled and completed in 2014: sound abatement in the Ramada, the Ramada roof re-coating, and quad driveways. The pool heater was also replaced last year.

Vice President Tom Cooke reported on Recreational Facilities. The Ramada water heater and the pool filter were replaced. At the suggestion of Craig Surprise variable speed programmable motors were installed for pool operation—reducing utility bills. Craig also mounted an electrical heating unit in the men’s dressing room to make the dressing room warmer. If successful, one will be added to the women’s room also. Greg Granstad installed hand rails and non-skid strips in the dressing rooms. Ramada use continues to increase with crowds gathering there for movies, yoga and art classes.

New pickleball/tennis nets were constructed and installed by Ken Adler and Kevin Welsh. Striping was re-done thanks to Kevin Welsh.

President Ellingson thanked the volunteers in what he termed the “Best HOA in North America”. Special thanks went to outgoing board member Stacie Meyer who has contributed several mosaic benches to the EE parks and has ably handled neighborhood relations during her time on the board. It was stated that Ms. Meyer fixes problems with courtesy, diplomacy and the board spirit of trying to be helpful. Not once, stated President Ellingson, has he heard a negative remark about how a problem was handled.

Boyd Morse and Tom Cooke were lauded for spraying weeds. Craig Surprise was thanked for setting up EE communications.

Other volunteer-accomplished projects enhancing EE in 2014 included acoustic tile and the loop system hooked to public address system in the Ramada, the solar water system on the roof of the Ramada and the installation of the shade tree park. The ten trees installed by Civano Nursery will be warranted. Next to be constructed is a 14 foot square pergola with benches.

Marla Ries reported on hospitality activities. Hospitality cooks will put on their chefs’ hats for Mardi Gras night, February 17th. Jambalaya will most likely be on the menu. Beads and feathers will be appropriate attire. Nudity is discouraged.

Barb McCalpin reported that Enhancement completed 15 projects in 2014, including a donation of \$4000 for the pergola at Shade Tree Park and a donation to get the Median Green project off the ground. More cushions have been collected, and a new bin has been purchased for their storage. Fund raisers this

year will include the February 8 Birthday Bash and the March 7 Ramada and Bake Sale. The sale will be open to EE residents only on Friday March 6 from 4-5 pm.

Mary Beth Wallace reported on Neighborhood Watch. She suggests that walkers carry their cell phones both for their own safety and in case a neighbor might need assistance. She also encouraged neighbors to be aware of their neighbors and to report if something seems amiss. Giving a key to a friend or neighbor is also a good idea.

Bill Berdine was unable to attend. President Ellingson noted that the Gardeners improved several EE parks in 2015 including Mountain View and the Sunset Ramada Park.

Kevin Welsh reported that the Arts Club completed and placed 3 large mosaic pots in common areas. Metal sculptures will be added to these this year and three more pots are in the works. The Arts Club will make tile signs to identify flora in Mountain View Park. Anyone is welcome at the ceramic plate flower workshop on March 11. The Art Auction this Friday will fund an Arts Club contribution to Shade Tree Park. Sixty works of art have been contributed for a silent auction.

Chief Teller Cynthia Surprise thanked those who assisted with counting ballots: Roger and Sandy Oster, Ben and Mona Sheffield and Jane Ellingson. Results were as follows: Dean Hess received 161 votes, Joan Moreaux 167 votes, Dave Sielken 108 votes and Kevin Welsh 121 votes. Hess, Moreaux and Welsh were elected to board positions.

President Ellingson solicited remarks from the assembled members. A member asked about handicapped parking in front of the Ramada. Use of the currently marked drop-off area at the entrance was suggested.

The possibility of the HOA putting up "speed limit" or "slow down" signs was suggested. It was pointed out that our streets are county roads. The Green Valley branch of the Pima County Sheriff's office should be notified of violations. This could result in a temporary radar-monitored area. It was suggested that the Monday Morning Memo remind people of the speed limits in EE.

A resident informed the audience of a burglary at his residence and reminded neighbors to lock their doors. President Ellingson suggested the addition of a locking pin in sliding doors to make them more difficult to open.

Tillie the watering cart is used to nurture new plantings and needs a home (garage). Anyone who has available space is asked to call the Gardeners.

It was stated that EE must be the nicest neighborhood in Green Valley. Dog walkers were reminded to carry bags with them and clean up after their pets.

President Ellingson closed by remarking on the pleasant nature of the meeting.

The meeting adjourned at 3:02 pm.