

Esperanza Estates Homeowners' Association  
Minutes of Annual Meeting January 20, 2016

The 38<sup>th</sup> Annual Meeting of the EEHOA was called to order at 1:00 pm by Board President Eric Ellingson.

The determination of a quorum of homeowners present or voting by mail-in ballot was confirmed by Secretary Ben Sheffield.

Six members attending their first annual meeting introduced themselves.

The agenda was approved as presented.

Absent any corrections or additions to the Minutes of the 2015 meeting, they were approved as submitted.

President Ellingson introduced the Board members present: Joan Moreaux, Dean Hess, Tom Cooke, Kevin Welsh, Dave Sielken, Ben Sheffield, Joe McCalpin and Sam Barnard.

Secretary Ben Sheffield named the candidates on the ballot: Eric Ellingson, Frank McCabe and Howland Smith. Calling for nominations from the floor is no longer required by Arizona law.

Treasurer Joan Moreaux presented the December 31, 2015, Treasurer's Report. No adjustments for depreciation have been made to this report. Reserves stand at \$156,042.85. Property assets have increased due to the completion of capital projects.

Eric Ellingson presented projected maintenance and replacement needs and the long-term reserves for them. President Ellingson stated that with stable income projected, no increase in dues should be necessary for quite a little while, and pointed out that our HOA is neither putting away a lot of money nor running out of money.

Dean Hess reported on Common Area Maintenance. Following several tree removals due to disease and insect infestation, Mr. Hess is in the process of planning future tree plantings. He noted that the check dams installed west of the Ramada have worked well but will be in need of repair during 2016. Dean asked that requests for common area maintenance be submitted to him by e-mail or in writing, so that he has a record of them.

Kevin Welsh reported on Architectural Control that one of 3 completed pre-sale inspections had uncovered a non-compliance due to a garage door being painted the wrong color. He pointed out that a [Repainting Pre-approval Form](#) is required to be completed by homeowners and approved by Architectural Control prior to any exterior painting being commenced, to ensure color consistency. Mr. Welsh is currently classifying exterior changes so that he can show homeowners pictures of modifications previously approved by Architectural Control. Kevin noted that an [Alteration & Addition Approval Form](#) is required to be completed and signed-off by Architectural Control prior to any work being commenced.

Joe McCalpin reported on Capital Projects including quad driveway replacement and drainage projects completed in 2015.

Tom Cooke stated that Recreational Facilities were all working well last year. He noted that the variable-speed pumps installed on the spa and pool have saved approximately \$150 per month in electricity costs. New overhead heaters and re-configured dressing areas of the dressing rooms, Mr. Cooke said, are appreciated by pool users. Tom thanked Craig Surprise for installing those improvements.

President Ellingson thanked all the volunteers that helped make EE “the best HOA anywhere.” Projects completed with EE volunteer help in 2015 were illustrated by Eric’s slide presentation; they included: extension of the inductive loop used by hearing aid wearers to encompass the entire Ramada; installation of two AEDs; Javelina-proofing of the Ramada trash area; landscaping of Parque Felicidad.

What’s next? President Ellingson asked. Construction of a new storage facility is in the works. The building will house the watering and weed spraying equipment as well as Enhancement supplies and donated items. Rock has been removed from Esperanza Park in preparation for some planned new plants and trees.

Marla Ries reported on Hospitality activities. 158 residents bought tickets for the Sausage Fest, and the raffle of donated items netted \$342. The next planned event will be an Italian night with lasagna, salad and garlic bread on the menu.

Barb McCalpin enlightened attendees about the Enhancement Team activities. She stated that the group raises funds and invests every dollar raised back into our community. This year, Enhancement dollars paid for the Ramada trash enclosure and the Pergola at Parque Felicidad. The new storage building, she noted, will be used to store Enhancement's Christmas decorations, items for the loaner program (e.g., folding tables, chairs, movers’ dolly, infant/child items), and

donated items for the annual patio sale. New ideas to improve the Ramada are in the works. A Classical Guitar Concert followed by a wine and cheese reception will be held Feb. 13. The Ramada & Bake Sale fund-raiser is set for Saturday, March 5, with a residents-only preview on Friday, March 4 from 4 to 5pm.

Mary Beth Wallace reporting for our Neighborhood Watch program thanked Cheri Day for her work on the 2016 EE Directory. Mary Beth pointed out that leaving an emergency contact phone number and making a house key available is a good way to ensure access for emergencies.

Bill Berdine was unable to attend and report on the EE Gardener's activities. Eric Ellingson remarked that the Gardeners' re-landscaping project at Esperanza Park has been started, and that much of the past work done in the parks around EE has been accomplished with volunteer labor.

Ballots had been counted by the ballot committee: Cynthia Surprise, Ben Sheffield, Mona Sheffield, Jane Ellingson and Mary Beth Wallace. Head Teller Cynthia Surprise announced the results: Eric Ellingson 137 votes, Frank Mc Cabe 137 votes, Howland Swift 125 votes. Seven write-in votes were received, each for a different candidate. Tom Cooke thanked three retiring board members for their service. Joe McCalpin served on our HOA Board as secretary and as liason with the Green Valley Council. Jim Lindberg, a retired architect, was responsible for Architectural Control, helping residents find individual expression within the bounds of EE's style. Sam Barnard regularly defused neighborhood relations situations, as well as keeping the Ramada heater tanks full of propane. All three members will be honored with an individual engraved brick to be installed at the Ramada.

One audience member had concerns about an increase in the local coyote population and stated that feeding the animals was both illegal and dangerous.

The meeting adjourned at 2:28 pm.

Respectfully submitted.

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Date

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Kristin T. Bean, Recording Secretary