

**43rd Esperanza Estates Annual Homeowners' Association Meeting  
January 18, 2021**

Members Present: President Dave Sielken, Vice President Tom Cooke, Secretary Ken Lindeman, Treasurer Dean Lockwood, Kevin Welsh, Gary Ratio, Cyndie Alto, Kay Bonham, Doug Syme.

President Dave Sielken called the meeting to order at 1:00 pm with all members reporting in through ZOOM.

Secretary Lindeman confirmed the presence of a quorum.

Minutes from the meeting, 12/21/2020 were approved.

President Sielken introduced the Board: Vice President Tom Cooke, Secretary Ken Lindeman, Treasurer Dean Lockwood, Kevin Welsh, Cyndie Alto, Kay Bonham, Gary Ratio and Doug Syme.

Secretary Lindeman gave the results of the 2021 election. Kay Bonham, Gary Rautio and Kevin Welsh will return for another three-year term. Sharon Falor and John Nesavich received a good share of the votes.

Dean Lockwood presented the 2020 treasures report. He stated "as of 12/31/20, the HOA has \$293,277 in current assets. There was a reserve contribution of \$32,879 giving the HOA a reserve of \$166,842. The HOA received \$12,021 of income over budget and had \$13,691 of expenses less than budget. As of January 16/2021, 18 properties had not paid their dues. Report was approved.

Common Area Maintenance: Cyndie Alto said this past year has been a pleasure to work with homeowners, gardeners and Points West, our landscaping company. She said all the arroyos have been cleaned. In 2021, she wants to purchase rock and add it to all the common areas that are currently showing bald areas. Dave Sielken added that uncollected dog waste is still an issue in the neighborhood and if anyone sees someone not collecting after their pet that they approach them and ask them to be considerate.

Architectural Control: Kay Bonham she is in the process of making changes to some forms and will be asking that the new forms be used when making requests for change. She also asked that when an active project is complete, that the home owner gives her a call so that she can close the project.

Capital Projects: Doug Syme stated that 2020 had two concrete driveway repairs. He asked people to call him if a significant repair is identified.

Recreation area: Tom Cooke, reported that he is responsible for all activities that involve the pool, ramada and pickleball courts. Due to Covid this past year the pool was closed for a short period of time. The ramada has not had a neighborhood gathering since February 2020. The pickleball courts have remained open and continue to get a lot of use. A fee schedule has been implemented for non-resident use of the pickleball courts and is working very well. Greg Gramstad has asked to be replaced as the pickleball court master. Kevin Welsh has volunteered to take his place. Of note – Gary Ratio has volunteered to assist Tom Cooke with recreational area activities.

Green Valley Council: Dave Sielken reported that the Green Valley Council will have new officers. They have pledged to reach out to the communities in Green Valley.

Finance review: Kevin Welsh reported that the finance committee met on January 11, 2021 to review the year-end treasurer's report. All statements were reconciled and everything was satisfactory. He stated that HOA investments are secure and receiving minimal return. He said they will continue to maintain funds

required for operational needs in liquid markets and to remain in low-risk bond funds for money not needed on a day-to-day basis.

Volunteer appreciation: Tom Cooke wanted to express sincere appreciation to the Gardeners Committee for all the work completed in 2020. He also presented engraved bricks, to be installed at the Ramada, to Judith Lang for her continuous monitoring of water at the pool and Greg Gramstad for his continuous service of being a “most valuable guy” when called upon.

Enhancement committee: Jackie Rautio reported that 2020 was a bust regarding any fundraising, but she wanted to thank the 20 plus members that gave input to donating \$500.00, from reserves, to the Green Valley food bank.

Neighborhood Watch: Karen White stated her group has also been impacted by Covid 19 by not having normal meetings of block captains. She says she currently has two block captain openings. Zone 4, which is on Nueva Street and Zone 24 which is on Del Norte. If interested, you should call her at 648-3993. Karen wants to give a special thankyou to John Levi. He is a retiring block captain. He had served in this position for 18 plus years and his time of service is greatly appreciated by everyone in Esperanza Estates. She would also like to ask anyone new to Esperanza Estates that haven't received a Neighborhood Watch Packet to contact her.

Hospitality: Robin Lockwood said the Hospitality Committee tries to provide one event monthly but due to Covid 19, this was not possible in 2020. She hopes this changes in 2021. She said the Hospitality Committee was able to donate \$500.00 to the Green Valley food bank with unanimous approval from their members.

Gardeners Report: A report from the Gardeners Committee showed that they had a very busy year. They worked in eleven (11) parks and several common areas to transplant 198 new plantings along with cleaning and pruning existing plants. They upgraded an irrigation line at Flag Park, maintained drip systems at Tree Park, Esperanza Park and common area near Portillo Bridge park. The gardeners have identified a new project for 2021 in the common area near Regalo and Hogado. They will be putting in a walking path with stone borders and gravel on the path. The report identifies 27 volunteers that have contributed significantly to the gardener's efforts in 2020. This demonstrates the power of volunteers in Esperanza Estates.

Neighborhood Relations: Nancy Moore is handling neighborhood relations east of Portillo and Gary Ratio is covering the area west of Portillo.

Old Business:

New Business:

- Board Positions and Committee Chairs – All agreed to remain in positions they filled in 2020.

Kevin Welsh moved to adjourn the meeting. Cyndie Alto seconded the proposal. The 2021 Membership Meeting adjourned without objection at 2:15 PM.