

Esperanza Estates HOA Minutes of Board Meeting

April 21, 2025

President Kevin Welsh called the meeting to order at 1:00 pm.

QUORUM DETERMINATION

Connie Scorza confirmed a quorum was met with the following being present: Kevin Welsh, John Nesavich, Dean Lockwood, Connie Scorza, Debbie Ries, Cyndie Alto, and Dave Seilken. Absent were Jim Gardner and Larry Johnson. They and others in attendance acknowledged Dave Seilken attending the meeting after his recent extended absence.

ACCEPTANCE OF MINUTES

The minutes from the Board held March 17, 2025 having been distributed to the Board were formally accepted. The minutes will be published on the EE website by the Webmaster.

TREASURERS REPORT

Dean Lockwood reported from the Balance Sheet as of 3/31 our cash, money market account and CDs are at \$169K, which represents the money needed to fund our 2025 operating expenses, with the extra cash being invested in CDs returning about 4.5% interest.

The reserve accounts recovered nicely in 2024, did OK in January and February, but March was tough on all our investments. The HOA reserve funds lost approximately \$7,000 in March, but this is on paper only. The Edward Jones reserve account is valued at \$121K (on an investment of \$114K); the Greater Green Valley Community Foundation is valued over \$98,900 (on an investment of \$75K). Total checking and savings are valued at \$389K, and are down about \$3,300 from last month. Accounts

Receivables are \$1,598.00, representing one residence's dues and other charges from 2024/2025. We are in contact with the attorneys about getting a formal lien placed on that property.

The change in fixed assets on the Balance Sheet is basically due to the pool resurfacing and purchase of equipment last year.

The Profit and Loss income so far this year is \$199,300K, including dues and revenue of 350 residences at \$570/each, \$285 late fees, and six transfer fees received so far this year.

Administrative expenses of \$29,300 are about \$1,600 unfavorable to Plan. One of the variances is the cost of the new insurance we obtained. Common Area Expense of \$12,300 are \$600.00 favorable to Plan. Recreation Area expenses are \$11,500, with about \$1,100 unfavorable to Plan. There were several larger than normal expenses incurred in the first 3 months of 2025.

After 3 months our revenue is unfavorable to Plan by \$2.6K and our expenses are unfavorable to Plan by \$2.2K for a total unfavorable variance to plan of \$4.8K.

The Treasurer's Report was accepted. Copies of the Report were available for members to pick-up.

COMMITTEE REPORTS

Finance Committee: Kevin Welsh reported for the Committee. Ken Lindeman, Jim Stavneak and Hugh Rhine, were absent from the meeting. A review of all materials/information provided by Dean Lockwood was conducted and everything matches Dean's prepared report. The Finance Committee also agreed to the residential lien mentioned by Dean Lockwood.

Common Area Maintenance – Cyndie Alto: Cyndie advised that after meeting with Robert of Monstrosity Trees, this season's price for trimming the palm trees will be \$110/per tree. Common area palm tree trimming will begin in June, 2025. Residents need to plan directly with Monstrosity or another tree-trimming business of their choice. Cyndi is willing to hold residents' checks for Monstrosity until the work is completed. The reason for the palm trimming prior to rainy season is that EE has had two separate incidents over the last two years when lightning struck a palm tree and the fire caused by the strike travelled onto the homeowners' land and house. Please plan your palm trimming prior to leaving EE for the summer. Kevin then reported that Borderlandia Construction Company working on Holgado

damaged the backflow valve at the Park\common area. Borderlandia will make repairs by next week. Next, the paperwork we've been waiting for on the Flag Park Monument will be received by Thursday. Finally, Cyndie advised that the accident damaged snake sculpture is still in the process of being completed.

Architectural Control – Debbie Ries: Debbie advised there were two different alteration requests that have passed inspection. In addition, two separate issues that arose on Regalo have been taken care of and finalized.

Capital Projects – John Nesavich: Regarding the issue of raised cement at the driveways/sidewalks on HOA common area properties, John requests that the Board decide on a standard for this issue as soon as possible. He will discuss his report on the Bocce Ball Court later in the meeting. Kevin suggested that a volunteer be located who would research these issues on the sidewalks and driveways. safety issue of raised cement standards on driveways and walkways before the HOA is requested to decide on a HOA-wide standard and before spending money on any cement repairs. David Sielken then addressed the meeting about his need to step away from his Capitol Projects committee earlier this year due to illness. He plans to return to his Board position as his recovery continues. He thanked the community for all the support, and well-wishes he has received.

Recreation Facilities - Jim Gardner: Kevin read an email received from Jim Gardner due to his absence from Green Valley: (1) In March 563 people signed-in to use the swimming pool; (2) The pool's solar heat was turned back on and providing the majority of the heat for the pool, the roof-top tubes continue to leak, they can be repaired in-house or obtain a price for replacement or installation of a different system. Jim will review the situation upon his return; (3) He has trained a summer crew to handle issues during his absence. The Ramada bulletin board has a list of these summer volunteers; (4) In the Ramada the rear solar shade is in need of repair, (5) some painting and wall repair needs to be addressed; (6) a new sign-up system for use of the Ramada by residents is being developed, (7) formalized rules for use of the Ramada, especially Thirsty Thursdays and garbage clean-up are being drafted; (8) regarding the Pickleball Courts some maintenance issues will be addressed, and (9) A committee will be formed for adoption and enforcement of rules for use of the Courts, i.e., type of shoes to be worn, drinks allowed, etc. Kevin added a reminder that no animals are permitted at the Ramada or swimming pool area at any time.

Welcome Corps – Larry Johnson: John Nesavich provided on behalf of Larry Johnson that no report was available.

Community Relations – Debra Wright: Absent, There were two issues handled, one involved a puppy and the other problems existing at an abandoned house. Both issues were resolved.

Green Valley Council – Hugh Rhine: Hugh was not available and will provide his report upon his return.

Enhancement Committee –Jody Hauge: .In Jody's absence it was reported that hours will be reported in the Monday Morning Memo when future donations may be brought to the shed..

Hospitality Group – Robin Lockwood: Thanks to everyone for the success of our April record breaking "Take Me Out to the Ball Game" event. The next event is Cinco de Mayo. It will be potluck style.event, with Specialty Margaritas available. At the February event, we experienced a major electrical problem and fortunately all the electrical issues have been taken care of since that time.

Gardeners – Mark Zehrer: Mark reported that Rod Harp will be providing coverage during Mark's absence. In particular, Rod will be monitoring the drip systems and watering at Flag Park and Shade Tree Park.

OLD BUSINESS:

1. Regarding the Pima County HOA Street Parking Amendment discussed at the last meeting and outlined in the Monday Morning Memo, Ken Lindeman continues to work with the HOA's attorneys for filing the required Certification with Pima County.
2. Regarding the Bocce Ball Courts discussed at the March Meeting, John Nesavich reported that he has located four possible locations. He presented some of the information regarding those locations. Kevin Welsh advised that more investigation regarding the locations, County approval, costs, use, and other requirements needed to be completed and provided to the Board for review before bringing the request for moving forward on Bocce Ball Calls can be brought before the Board for review and vote.

NEW BUSINESS: None

MEMBERS INPUT: Ross Messick introduced himself to the meeting and advised that he was assisting Adrienne Lowe, the Webmaster, on bringing the EE Website up to date. He provided a brief overview of some issues and was thanked by all for assisting EE in this very important project.

ADJOURNMENT Kevin Welsh moved to adjourn. Dean Lockwood seconded the motion. The motion passed without dissent and the meeting ended.

Submitted by Connie Scorza, Secretary