

**Esperanza Estates HOA  
Minutes of Board Meeting  
Held On September 15, 2025**

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

**1. QUORUM DETERMINATION**

Connie Scorza confirmed a quorum was met with the following being present: Kevin Welsh, Dean Lockwood (telephone), Connie Scorza, Debbie Ries, Larry Johnson, and Dave Seilken.

**2. ACCEPTANCE OF MINUTES**

The Minutes of the Monthly Board Meeting held on May 19, 2025 were distributed to the Board and were formally accepted. Those Minutes will be published on the EE website by the Webmaster.

**3. TREASURERS REPORT**

Dean Lockwood reported via telephone: August Financial Reports as of 8/31/25:

a. Balance Sheet

- i. Our cash, money market accounts, and CDs are at \$89.5K compared to \$74.5K last year at this time. This basically represents the funds needed to fund the 2025 operating expenses with the extra funds invested in CDs returning roughly 4.5%.
- ii. The reserve account investments of \$243.8 have had a good year and have increased in value by just over \$21K since 12/31/24.
- iii. Total checking and savings of \$333.3K is \$36.1K favorable to where it was last year at this time. Our treasury is doing well.
- iv. Accounts receivable is \$1984. This represents the annual assessments and late fees and various other fees for 2024 & 2025 on one property.

b. P&L Statement

- i. This year P&Ls Total income is \$227.5K vs. a plan of \$204.9K. The primary variance is the combined interest income and gain/loss on investments is \$22.7K favorable to plan.
- ii. YTD Administration expenses of \$60.8K are \$1.0K unfavorable to plan. Our insurance policy expense is \$1.3K unfavorable to plan from needing to change our insurance company after the planning was

done for 2025. Our taxes were favorable to plan by almost \$.8K. And we have incurred legal fees of \$.4K greater than plan.

iii. YTD Common Area expenses of \$45.6K are \$.2K favorable to plan. Besides the monthly bill to Points West, our tree trimming expense was just over \$3.9K greater than plan. Other CAM expenses (labor, materials, weed spray) are favorable by over \$4K.

iv. YTD Recreation expenses of \$22.8K are \$.8K unfavorable to plan. Natural Gas is favorable to plan by \$1.5K. Electricity is running unfavorable to plan by \$.6K. And pool service and supplies are \$2.1K unfavorable from two salts cells that have been replaced this year.

v. Overall, after 8 months, our revenue is favorable to plan by \$22.6K and our expenses are \$1.7K over plan for a total favorable variance to plan of just over \$20.9K.

### **COMMITTEE REPORTS**

**Finance Committee:** Kevin Welsh reported for the Finance Committee. The financial records prepared by Dean Lockwood have been provided to the Committee Members during June, July, and August. A review of all material so provided was performed and the Committee members each individually reported that everything matches the Treasurer's prepared reports for those months.

**Common Area Maintenance:** Cyndie Alto reported via telephone there were no Common Area issues to report at this time.

**Architectural Control:** Debbie Ries reported that four residences have been inspected and two have failed the paint inspection and the remaining two have passed their inspection. Debbie advised that she would work with the homeowners of the two failed properties.

**Capital Projects:** John Nesavich was not present at the meeting and in the interim advised he did not have any report to present.

**Community Relations:** Deborah Wright was not present at the meeting.

**Recreation Facilities:** - Jim Gardner was not present at the meeting. However, he provided a written report as follows: one of the shower's handrail guards and shower handles were replaced; and the Pickleball Courts will need to be resurfaced. He wanted to give a shout out to the summer volunteers who have done an amazing job: Shelly Mosser, Lynn Noble, Lorna George and Dawn Casey. Thank you for your fabulous work.

**Welcome Corps – Larry Johnson:** Larry reported he has made a visit to one new homeowner and has four scheduled for next week. As previously reported there will be a “New Residents” dinner/meeting on November 16<sup>th</sup> at 11:30 a.m. at the Ramada.

**Green Valley Council – Hugh Rhine:** Hugh Rhine was not present. The Board of Representatives Meeting is scheduled for September 18th. Hugh will provide a report at the October meeting and provide any relevant information in the Monday Morning Memo.

**Enhancement Committee –Jody Hauge:** .No report was provided.

**Hospitality Group – Robin Lockwood:**. Robin reported that she should be returning to EE between October 20 & 24. She is looking forward to some of EE’s fabulous gatherings. The first being a Halloween Potluck on October 31<sup>st</sup>. Details as the plan comes together will be published in the Monday Morning Memo. But mark your calendars for our first event of the season.

**Gardeners – Mark Zehrer:** Mark was not present. However, the Gardners’ Club volunteers have been keeping our common areas looking wonderful, watered, weeded and available for our residents to use for walks, etc.

## **OLD BUSINESS:**

### **Bocce Ball Courts:**

**NEW BUSINESS:**       None

**AUDIENCE INPUT:**   Quite a few people came out for the meeting. The issues discussed with primarily the Bocce Ball Courts, but there were a few other issues brought up as well

**ADJOURNMENT** Kevin Welsh reminded those present that the Monday Morning Memo would be published in accordance with its Summer Schedule (every 2 weeks) and reminded everyone that the next formal Regular Meeting of the Board would be on October 20, 2025. Kevin then moved to adjourn. John Nesavich seconded the motion. The motion passed without dissent and the meeting ended.

Submitted by Connie Scorza, Secretary