

# **45th Esperanza Estates Annual Homeowners' Association Meeting January 16<sup>th</sup>, 2023**

Board Members Present: President Dave Sielken, Vice President Tom Cooke, Secretary Ken Lindeman, Treasurer Dean Lockwood, Kevin Welsh, Cyndie Alto, Gary Rautio, and Sharon Falor. Absent: Debbie Ries

Properties represented: 67 or 20% of total HOA properties

President Dave Sielken called the meeting to order at 2:00 pm. He welcomed all present and invited New Members of the HOA to introduce themselves.

Secretary Lindeman confirmed the presence of a quorum.

Minutes from the Board Meeting of 12/19/2022 and the previous Annual Meeting of 1/17/2022 were accepted as distributed.

President Sielken introduced the 2022 Board: Vice President Tom Cooke, Secretary Ken Lindeman, Treasurer Dean Lockwood, Kevin Welsh, Cyndie Alto, Gary Rautio and Sharon Falor. Debbie Ries was absent due to Medical Issues.

## **Election Results:**

Secretary Lindeman gave the results of the 2022/3 election. Cyndie Alto, Tom Cooke and Dave Sielken were elected for a three-year term. Connie Scorza and John Nesavich received a strong vote.

## **Treasurer's Report:**

Dean Lockwood presented the Treasurer's Report.

Highlights were:

- That Investments had a very rough year and our total Checking and Savings took a negative hit of \$18K.
- That a large part of Accounts Receivable is on one property in Foreclosure. A Lien was filed with Pima County for two years of outstanding dues and late fees. The property was sold last year through an auction process with excess funds deposited with Pima County Treasurer. Ken Lindeman has been working through a process with Pima County for the past six months to retrieve our money. He expects to see results in the first quarter of 2023.
- Major changes in fixed assets include:
  - Deck repair in pool area for \$3,750
  - New pool cover for \$3,412
  - New pool furniture for \$1,972

- That the 2022 P & L Budget versus Actual showed:
  - Total income: -\$44.4K
  - Total ADM expense: -\$ 2.6K
  - Total CAM expense: +\$19.6K
  - Total REC expense: -\$ 4.9K
  - Net Income: -\$32.3K

In summary, Dean stated that after 12 months, our revenue was unfavorable to plan by \$44.4K (a large paper loss in Investments) and our expenses were favorable to plan by \$12.1K for a total negative variance to plan of \$32.3K. He stated that we should hope for a better year for Investments in 2023.

The Treasurer's report was accepted.

**Common Area Maintenance:** Cyndie Alto

Cyndie emphasized the enormous benefit the Gardeners are to EEHOA. She noted that re-purposing of plants provided by various property owners has worked very well for Rod Harp and the gardeners. She also noted that Points West was very appreciative of the donations they received at Christmas time. EEHOA is most likely the largest donator for the hard work and extra effort Points West staffers do. Regarding monsoons, Cindy noted that homes were probably affected more that landscape this past year whereas in some previous years we have had some significant landscaping damage.

**Capital Projects:** Kevin Welsh

Kevin stated there was no activity on Capital Projects in 2022.

**Architectural Control:** Debbie Ries

In Debbie's absence, Dean read Debbie's report at the meeting. Debbie wanted to make everyone aware of what the committee does. The architectural committee oversees the process involving architectural review changes. Before making any changes to the exterior of their home, members of the HOA must file an application, which is assessed by the members of the committee to ensure it complies with the architectural guidelines. The purpose of this review process is so that the HOA has some control over major home additions or modifications, and that they can prevent anything that will have a negative impact on property values.

You can find the forms of application on the EE website, or contact me personally.

In 2022 we approved:

- 12 Alteration/additions
- 29 Presale inspections
- 13 Repaint inspections

- 2 Pending Alteration/addition - the work on these have not started yet

**Recreation area:** Tom Cooke

Tom Cooke opened his remarks by stating the Recreation areas include the Pool, Spa and Pickleball Court. He stated the pool is serviced by our pool maintenance provider 3 days a week. In 2022, the pool had recorded 5,000 plus visits. Tom recognized Greg Gramstad, Sharon Falor and Gary Ratio for the work they do to make these facilities available and a fun place to go. He stated that there is a defibrillator at the Pickleball Court and at the Pool. He also stated that knowing CPR is very important and classes on CPR are offered at the local Fire Department for interested parties.

**Green Valley Council:** Hugh Rhine

Hugh stated that reports for Green Valley Council activity can be found in the MMM after each GVC meeting.

**Finance Committee:** Kevin Welsh

Kevin reviewed some history of the Finance Committee. He stated that the board, in 2017, set up a Financial Review Committee. The objective was to:

1. Create a permanent committee to review HOA financial activity on a monthly basis
2. Review balance sheet activity regarding accounts receivable and payables
3. Adopt and install Quick Books
4. Terminate the accounting firm providing limited support in 2017

The current committee is composed of three people, Kevin Welsh, Hugh Rhine and Dean Lockwood. They review and certify all expenditures in excess of \$500.00. In addition to their monthly responsibilities, they review HOA contracts with outside suppliers periodically to ensure the HOA is getting the best service for the funds being expended. These contracts include:

1. Pool Maintenance
2. HOA Insurance
3. Landscaping
4. And now – Trash Collection

**Volunteer appreciation:** Tom Cooke

Tom Cooke thanked the following volunteers:

- The Hospitality Group
- The Enhancement Group
- The Gardeners
- And those who took on Ad Hoc tasks including spraying weeds; summer watering etc

**Enhancement committee:** Jackie Rautio

Jackie said the committee has added 5 new members bringing the committee to 25 people. She said the large Ramada sale will not take place any longer. However, they will be trying smaller sales at the shed outside of the pickleball court with the first one planned for March 11, 2023. They are also looking at alternative fund raisers. They are currently planning a silent auction for

Valentines Day on February 14<sup>th</sup>. She suggested people watch the MMM for updated information.

**Block Watch:** Sharon Falor

Sharon stated that a restructuring of the old Neighborhood Watch format is underway. She also stated that they are in the process of reviewing the homeowner packet that new owners receive. A new owner meeting is in the plan for this Spring.

**Hospitality:** Robin Lockwood

Robin stated the Hospitality Committee has 25 very active members. Whereas the shut down during the covid pandemic curtailed all activities, the committee has been very active this past Fall having three well attended activities in October, November and December. Their mission is to provide an activity once a month October thru May with a couple of special events scattered in this period. The next event is “Slurpy SOUPER supper, January 24<sup>th</sup>. The February event, Tuesday the 21<sup>st</sup>, will be a “Sausage Fest” put on by the Optimist Club with support by the Hospitality Committee. Watch the MMM for events in March, April and May. A special thank you was given to Lyle Huculak for making sure gatherings at the Ramada are kept warm with the propane heaters.

Robin also noted that name tags have gone up to \$7.00 each. Forms can be found on the Bulletin Board at the Ramada with instructions for getting them to Robin or Debbie Ries.

**Gardeners Report:** Rod Harp

Rod Harp said they have sixteen members as well as other volunteers. He stated their areas of work are specific to the common areas which include all the parks. He also noted that they put in 9 new cactus gardens this past year. The garden behind Copelands has 30 new plants with all but one re-purposed. He thanked the following:

- His righthand men ( Don Hartje and Tom Aigner)
- Pool area cactus maintenance – Ken & Carol Flacke
- MMM notifications – Mary Harp
- Help as needed – Cyndie & Steve Alto
- For his past contributions – Dick Carver

Rod also reaffirmed that Points West is really easy to work with. Rod invited new members who would be warmly welcomed.

**Old Business:**

An issue from the audience was raised regarding some of the new sidewalk work that was done having a significant step down in some places (namely Norte and Excelso in front of Kempton’s). Cyndie Alto said Pima County has provided a web-site for reporting things like that. She said the web site can also be used for thanking the county for things like fixes they make in the neighborhood or like the new streets they have provided for

us. The site is called “click it & fix it”. She said she would follow up with this issue and share what their response is.

### **New Business:**

Hugh Gates shared that he would like the Board to consider making Esperanza Estates directories free next year. He stated that these are a great community resource and that they would go a long way in developing community relationships.

### **Election of officers:**

- - President – Dave Sielken
- - Vice President – Kevin Welsh
- - Secretary – Ken Lindeman
- - Treasurer – Dean Lockwood
- - Common Area Maintenance – Cyndie Alto
- - Financial Review – Kevin Welsh
- - Capital Projects – Tom Cooke
- - Block Watch – Sharon Falor
- - Recreation – Gary Rautio
- - Architectural Control – Debbie Ries

A motion was made to elect officers as presented by Dave Sielken. Ken Lindeman seconded the motion. The motion received unanimous approval.

### **Adjournment**

On a motion made by Dean Lockwood and seconded by Dave Sielken the board agreed to adjourn the meeting at 3.30 pm.

Respectfully submitted,

Ken Lindeman