

Esperanza Estates HOA

Minutes of Board Meeting

October 20, 2025

The meeting was called to order at 1:00 pm by President Kevin Welsh.

QUORUM DETERMINATION

A quorum was confirmed as the following were present.

Kevin Welsh, Dave Sielken, Dean Lockwood, Cyndie Alto, Debbie Ries, Jim Gardner and John Nesavich

APPROVAL OF MINUTES

The minutes of the Board Meeting held on September 15, 2025 were approved as distributed.

TREASURER'S REPORT

Dean Lockwood presented the Treasurers report for September. From the Balance Sheet, our operating account, which includes cash, money market and cd's, stands at \$78,035 compared to \$63,870 last year at this time. We are currently investing extra cash in CDs at roughly 4.2% interest. This is money to keep us operational throughout the year. The reserve account, made up of investments in Edward Jones and CFGGV accounts, has increased in value by almost \$26K since the first of the year. Our receivables account shows \$1,984. This represents 2024 & 2025 dues and late fees on one property. Total checking and savings of \$327.1K is \$36.8K better than last year at this time.

From the P & L Budget vs. Actual, our income account is \$27K greater than budget. This is due to interest income and gain on investment greater than planned. Administration Expenses are over plan by \$.9K due to a change in insurance companies after the budget was approved. Common Area Maintenance was favorable to plan by \$1.4K. Recreation Expenses, at \$25.4K are very close to plan. After 9 months, income is favorable to plan by \$27.4K, expenses close to plan for a total variance of roughly \$26.9K favorable to plan.

Dean stated a budget will be presented at the November board meeting.

The Treasurer's Report was accepted.

• COMMITTEE REPORTS

Finance Review – Kevin Welsh: No financial discrepancies were noted from a review of the financial documents.

Architectural Control – Debbie Ries: No activity that required board action.

Capital Projects – John Nesavich: No activity that required board action.

Common Area Maintenance – Cyndie Alto: Cyndie stated that everything was in order.

Gardeners – Mark Zehrer: Mark said that Gardener meetings would resume Tuesday at 8:00am.

Green Valley Council – Hugh Rhine: Hugh said there were 8 standing committees that people can volunteer to serve on. He suggested going to the GVC website for more information. Dave Silken asked Hugh if he could follow up with the GVC to find out what can be done about traffic control on Portillo and Holgado streets. Kevin proposed a resolution to send a letter to GVC that would address our safety issues on Portillo and Holgado streets. The board voted and approved the resolution. Hugh stated he would write the letter and have Kevin sign it.

Recreational Facilities – Jim Gardner – Jim said there is a leak in the solar heating system for the pool. Dean Lockwood and himself will check it out and see if patches can be made. Pool hours will change to winter times (8:00 a.m. to 6:00 p.m. and the outside temperature greater than 40 degrees) on Nov 1. Jim said the pool gates were in need of paint and he would ask for volunteers to assist in the painting. The “pool key” problem is still an issue. Jim is checking into the cost of a keypad system.

Neighborhood Relations – No Report

Hospitality – Robin Lockwood: Robin Lockwood said the next event, October 31, will be a welcoming back event. Highlighting the event will be a pumpkin carving/painting contest. She said they have 35 members on the Hospitality committee, but are always willing to accept new members. Their first meeting will be 10/30/2025 to discuss future events and get dates on to the calendar. Again, this year, they will sponsor Veteran’s Day event on 11/11/2025.

Welcome Corps – Larry Johnson – No report

Enhancement Team – Jody Hague : Jody stated that November 4 is going to be their first meeting of the season. She gave a big Thank You to all participants of their last event, the House Tour.

OLD BUSINESS

- Bocce Ball Update – John Nesavich reported the Bocce Ball, seven member, committee met on Oct 14, 2025. Members include Cyndie Alto, Jim Gardner, John Nesavich, Tom Ainger, Ken Lindeman, Jody Hauge and Kevin Welsh. Ken Lindeman delivered material on how to build a Bocce court with some rough estimates for cost. He then left for personal reasons. Location of the court was first item on the agenda. With a vote of 4 in favor and 2 against, the area off of Vereda Calma was selected as a location. There is significant space with options for another court if desired. Future tasks will be defined once a project manager is assigned and money to build the court is in the bank. Final costs are yet to be determined, however current estimates are between \$5,000 and \$10,000.

NEW BUSINESS

- Director Term expirations – Ken Lindeman stated that terms were expiring for Cyndie Alto, Connie Scorza and Dave Sielken. Connie and Dave will not be running this year.

Comments from the floor

- Kathy Lindeman inquired about the solar heating system for the pool that keeps leaking. Should we be looking to replace the system? It is upwards of seven years old. After significant discussion regarding cost benefits of having a solar system, Jim Gardner said that he and Dean Lockwood would try to quantify the savings provided by the existing solar system. Also, Jim said he would look into what new systems offered and whether there might be enough payback with newer technology.

ADJOURNMENT

Dean Lockwood moved to adjourn. John Nesavich seconded the motion. The motion passed without dissent and the meeting ended at 2:10 pm.

Submitted by Ken Lindeman