

Esperanza Estates Homeowners' Association Annual Meeting

January 19, 2017

Secretary Ben Sheffield confirmed the presence of a quorum.

President Eric Ellingson called the meeting to order at 1:01 pm.

Minutes of the 2016 annual meeting were approved without correction or addition.

President Ellingson introduced the board: Vice President Tom Cooke, Secretary Ben Sheffield, Treasurer Joan Moreaux, Dean Hess, Dave Sielken, Kevin Welsh, Howland Swift. Secretary Sheffield read the slate of board candidates, Dave Sielken, Kris Bean, and Tom Cooke. Balloting was declared closed.

Treasurer Moreaux presented a preliminary 2016 Treasurer's Report from Bradley & Smith, CPA. Thirty-two homes were sold last year. Expenses were approximately \$14,000 below budget projections.

President Ellingson noted that current reserves were adequate to cover anticipated large expenses for pool re-surfacing and re-surfacing of pickleball courts.

Howland Swift mentioned that changing insurance carriers will save the HOA \$2,100.

Dean Hess explained that Common Area Maintenance expenses had exceeded budget projections due to increases in costs for dumping, large tree trimming, and storm damage. Homeowners were advised that Hot Desert will pick up small amounts of cut up trimmings early on Wednesday mornings.

Kevin Welsh stated that 32 Architectural Control inspections had been performed and 30 applications for changes had been received.

Dave Sielken outlined Capital Projects completed in 2016, including the storage shed. Curb repair and replacement, common area wall painting and a monument in Esperanza Park are the only anticipated capital project expenditures for 2017.

Tom Cooke reported that recreation facilities were regularly in use. The pool pump, the solar pool heating system, and pool furniture will need to be replaced in the near future. President Ellingson thanked all of the volunteers of Esperanza Estates—individually and collectively. An engraved commemorative brick was presented to Secretary Ben Sheffield whose efforts in coordinating the construction of our new storage shed were exceptional. Marla Ries credited a year-round roster of volunteers for hosting Hospitality events and reminded residents that an Optimist Italian Sausage Fest is planned for February 9, 2017. Barb McCalpin spoke to the efforts of the Enhancement Group noting the remodeling of the Ramada kitchen and the addition of traffic cones, plastic tables, and a ladder to the list of loaners available. Fund-raisers scheduled for 2017 include an auction, a home and garden

tour, and a sale at the Ramada. She thanked Terry Shay and Jim Copeland for donating items to be raffled.

Mary Beth Wallace advised new residents that Neighborhood Watch Block Captains would be calling on them to add them to the roles.

A homeowner stated that the 911 Emergency number in Green Valley is happy to accept calls about suspicious behavior. Board Member Dave Sielken informed the group that solicitors cannot be banned from our streets and sidewalks, but must vacate your property when requested to do so, either verbally or by a posted 'No Soliciting' sign on your gate.

Jim Copeland addressed the EE Gardeners activities. He extended an invitation to all interested residents and announced that meetings would be held following the monthly Wednesday Coffee and Donuts. A 200 square foot area of wildflowers has been planted near the EE trail. Tom Cooke and Boyd Morse were cautioned to avoid spraying this area. Helpers are welcome for planting and clean-up projects during the year.

Ben Sheffield announced the results of the balloting; those elected were Tom Cooke, Dave Sielken and Kris Bean. Hugh Gates, Kaye Kimla, Fred Hills, Craig Surprise, Donna Shay and Jim Copeland each received a single write-in ballot.

The president called for questions and comments from the floor.

Secretary Sheffield responded to a query concerning quads. There have been 21 units designated as quads in EE since completion of the development. Some of the quads actually have 3 rather than 4 units. Maintenance of quad driveways and the open areas outside quad fences are the responsibility of the homeowners' association.

The HOA has not voted to contract with a single trash hauler for our area.

President Ellingson addressed concerns about the roads, giving a brief history of the county responsibility, repair and disrepair. Fifty-one percent of the homeowners in EE would have to vote for a measure to have an improvement district created. Ellingson has spoken with Steve Christy about proposing a shared cost district. Suing the county would likely not be cost effective.

Trimming of tall palms on your property is the homeowner's responsibility.

A homeowner expressed concern that the HOA accounts had not been audited in ten years, and stated that his questions about financial matters had not been answered to his satisfaction. Secretary Sheffield replied that an audit was required neither by the Covenants, Conditions and Restrictions, nor the Bylaws, nor by Arizona statute.

The meeting was adjourned at 2:53 pm.