

42st Esperanza Estates Annual Homeowners' Association Meeting
January 20, 2020

Members Present: President Dave Sielken, Vice President Tom Cooke, Secretary Ken Lindeman, Kevin Welsh, Dean Hess, Cyndie Alto, Kay Bonham, Doug Syme, Dean Lockwood (phone contact).

President Dave Sielken called the meeting to order at 1:00 pm.

Secretary Lindeman confirmed the presence of a quorum.

Minutes from the meeting, 12/16/2019 were approved.

President Sielken introduced the Board: Vice President Tom Cooke, Secretary Ken Lindeman, Dean Hess, Kevin Welsh, Cyndie Alto, Kay Bonham and Doug Syme. Dean Lockwood attended through phone contact.

Secretary Lindeman gave the results of the 2020 election. Dave Sielken, Tom Cooke and Cyndie Alto will return for another three year term. Gary Rautio received a strong vote.

Kevin Welsh presented the 2019 treasures report filling in for Dean Lockwood. He stated "as of 12/31/19, the HOA has \$262,799 in current assets. There was a reserve contribution of \$20,846 giving the HOA a reserve of \$133,963. The HOA received \$10,749 of income over budget and had \$9,468 of expenses less than budget. As of December 31, 7 properties had not paid their dues. Report was approved.

Common Area Maintenance: Cyndie Alto said that she was working to fully understand the 21 acres of common area that she has taken responsibility for. She said that working with Points West has been good. The open area south of Del Sur is currently on her open projects list. Hope Allen brought up that the plantings along Esperanza Boulevard have been lost over the years and haven't been replaced. Cyndie said she would address that in 2020.

Architectural Control: Kay Bonham volunteered to replace Max Perry in 2019 as head of Architectural Control. Along with pre-sale home inspections and property design reviews, she also attended a GVC seminar on the role of an Architectural Control chair. In the next couple of months, she would like to review the CC&R's to see if there can be some clarification where there might be subjective decisions being made.

Capital Projects: Doug Syme stated that 2019 had a few minor repairs. He will be reviewing quad driveways in 2020 for any needed repairs. The last time a review was done was in 2016.

Recreation area: Tom Cooke, reported that the new pickleball courts were completed on May 19th, 2019. They are being used every day with up to 16 players on most days. He also wanted to recognize Greg Gramstad for doing a superb job in maintaining the court surfaces each and every day before the players arrive. He also stated that the pool temperature is now set to 89 degrees and that the board will be reviewing the impact to expenses in the coming months.

Green Valley Council: Larry Kempton said the GVC is being pro-active in their support of HOA's. They feel they have some support from the county and feel they can make some progress with road repairs this coming year. They are also taking an interest in holding seminars for board members of HOA's to assist them in performing their jobs.

Finance review: Hugh Rhine reported that the finance committee reviewed the year- end treasurer's report and everything was satisfactory.

Volunteer appreciation: Tom Cooke presented engraved bricks, to be installed at the Ramada, to Kris Bean for her years of service with the Monday Morning Memo, Charlie Bonham for his work in maintaining the Ramada heaters, Jim Copeland for his work with the gardeners and his improvements to our parks, Cheri Day for her numerous hours she puts in to maintain our neighborhood directory, Greg Gramstad for his exceptional work he provides in caring for the pickleball court and Dean Hess for his seven years of leadership he gave to the common area maintenance group . A “Good Bye” plaque was also given to Craig and Cynthia Surprise in recognition of their overwhelming amount of service they provided our neighborhood. Max Perry was also remembered posthumous for his services as a board member and the many projects he was involved in. His plaque is posted at the pickleball court.

Enhancement committee: Jackie Rautio reported that they have 20 plus members. They work together to raise funds for enhancing the neighborhood with their biggest fundraiser being the Ramada sale in March. They also provide a “loaner program” for visitors that may need something while here in Esperanza. Items for loan are on the Esperanza Web Site. In 2020 they are looking at improving the walkway to the storage units behind the Ramada.

Neighborhood Watch: Karen White stated they have all zones covered with block captains. She is planning on having a Block Captain meeting in April. She emphasized the need for an extra key be held by a neighbor or to have one in a lock box by the front door. Cost is approximately \$50.00 for the box and about \$25.00 to have it installed. Block captains should have your emergency contacts in case of an emergency.

Hospitality: Kathy Lindeman thanked Robin Lockwood for her excellent leadership she provides the hospitality committee. She also thanked Greg Gramstad for the volunteer work he provided in getting the cabinets ready for sliding shelves. She noted the next event will be the Optimist sausage feed on February 20th.

Gardeners Report: Rod Harp said they have five to fifteen volunteers on work days. They will try to have a work day each Tuesday as they have 6 parks and the pool area that they work on. They have a large amount of transplanting planned for 2020.

Neighborhood Relations: It was noted that we still need a volunteer to assist with neighborhood relations in the neighborhood west of Portillo.

Old Business:

- Webmaster – William Olson has volunteered to be our new webmaster replacing Craig Surprise who is leaving the neighborhood.
- Pool Study – Kathy Lindeman thanked the neighborhood for providing significant input to the “pool survey” and she thanked the volunteers that helped put the survey together and helped deliver the survey.

New Business:

- Board Positions and Committee Chairs – All agreed to remain in positions they filled in 2019.
- Pickleball Court – Rules to define guests and fees – Tabled until next meeting

Dean Hess moved to adjourn the meeting. Kevin Welsh seconded the proposal. The 2020 Membership Meeting adjourned without objection at 2:15 PM.