

ESPERANZA ESTATES BOARD OF DIRECTORS MEETING

OCTOBER 15, 2018

Present: Dave Sielken, Tom Cooke, Kevin Welsh, Frank McCabe, Howland Swift, Nancy Ferguson, Dean Hess, Max Perry, Acting Secretary

Absent: Ken Lindeman

President Dave Sielken called the meeting to order at 1 PM, Oct. 15, 2018. A quorum was present and the minutes of the September 17, 2018 meeting were approved as submitted.

Treasurer Kevin Welsh provided a financial statement and presented a proposed 2019 budget. He announced that a public budget meeting would be held on Wednesday, Oct. 24, 1 PM, at the Sunset Ramada. All interested homeowners are encouraged to attend.

Architectural Control: Nancy Ferguson moved and Howland Swift seconded a motion to create a committee to examine and clearly define the allowable architectural details in Esperanza Estates. The committee would report back to the full board at November's meeting. After significant discussion, the motion failed 4-4.

Capital Projects: Frank McCabe reported that two projects are still being considered - a sidewalk at 600 Nueva and a driveway at 606 Nueva.

Common Area Maintenance: Dean Hess reported that the wash behind the Ramada needed rebuilding due to the recent heavy rains. The in-wash dikes will be replaced.

Green Valley Council: Bob Winterland, EE's GVC rep, reported that GVC supports passage of Prop 463. Of the \$860,000,000 the bonds would raise, \$160,000,000 would be dedicated to unincorporated areas such as Green Valley. All streets in Esperanza Estates have been designated as 'failed' and are in the first group to be repaired. Not all will be repaired in the first year.

Finance Committee: Howland Swift reported the committee met and discussed the proposed 2019 budget.

Neighborhood Relations: Dave Sielken proposed a resolution that would require any advertisements for rental property in Esperanza Estates on websites such as AirBnB and VRBO or any other publication must emphasize the stipulations outlined in Sections 9.12.1 and 9.12.5 of the CC&Rs. After discussion, President Sielken tabled the resolution until November.

Hospitality Committee: Nancy Ferguson announced a Halloween party is scheduled for Wednesday, October 31 at 5 PM.

Neighborhood Watch: Karen White announced she needed 4 or 5 more volunteers to act as block captains. Contact Karen for more information. She is also working on the ongoing task of bringing resident data up to date.

Enhancement Team: The first meeting of the new year will be held October 22 at 9:30 AM at the Ramada.

Recreational Facilities: Tom Cooke reported that the chlorine generators and pumps for the pool and spa need attention. He and the pool company are looking into it, and Doug Syme has volunteered to install some needed additional equipment.

New Business: Max Perry moved and Dean Hess seconded a motion to create a reserve account line item in the 2019 budget to begin saving for the eventual replacement of the pickleball/tennis courts. The motion failed but President Dave Sielken created an ad hoc committee composed of Max Perry, Kevin Walsh and Greg Gramstad to investigate the total replacement of the courts as soon as possible. They are to report back in November.

There being no further business, the meeting was adjourned at 2:45 PM.