

**ESPERANZA ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

**MONTHLY MEETING ON OCTOBER 17, 2016
EEHOA RAMADA 763 W CALLE DEL ENSALMO
GREEN VALLEY, ARIZONA**

Members Present: Eric Ellingson, Tom Cooke, Ben Sheffield, Joan Moreaux, Dean Hess; Dave Sielken, Kevin Welsh; Frank McCabe
Howland Swift

The meeting was Called to Order at 1:01PM by Eric Ellingson, President. Eric then asked if there were any new members or first time attendees? Jim & Thea Bishop, 746 Ensalmo and Lawrence & Shirley Ferguson, 732 Nueva were in the audience for the first time.

Having determined that a quorum was present the meeting proceeded.

Eric then asked for additions or corrections to the Minutes of the September 19, 2016 meeting? There being none they were approved as submitted.

Treasurer's Report September 30, 2016 Financials -- Joan Moreaux: Reported on the Balance Sheet that our Operating Cash was \$21,858.76 and \$156,170.93 in Reserves for a Total of \$178,029.69. The Accounts Receivable \$500 for Enhancement Shelving at the Shed. In Fixed Assets the only difference is Capital Projects in Progress of \$33,871.73 for the new Storage Building. Under Liabilities we have one Prepaid Dues from one couple that is out of the Country for \$350. The top of page2 shows our Cash Transfers for the month and now the Profit and Loss you will notice the Dues are all paid for the year, \$122, 850 and for the month we received \$300 in Transfer Fees, \$44 in Interest and \$315 in Advertising for a total of \$659. CAM Expenses, Hot Desert had an increase for Dump Fees and are \$588 over and Palm & Tree Trimming has run over by \$635 for the year. Nothing unusual in REC or ADM and we are under budget for the year. There were no questions.

A) Architectural Control - Kevin Welsh: No report for this month, there was nothing unusual.

B) Capital Projects – Dave Sielken: Dave said there was nothing new. Eric showed pictures of the Storage Shelves and the Archive Enclosure. Ben wished to thank Dean Hess for the Shelving Unit he donated that went into immediate use for storage for the Gator and Tilly.

C) Common Area Maintenance – Dean Hess: We are getting ready to trim the Bird of Paradise and the Oleanders. For all of those plants in Common Areas Dean would like to shoot for a trim height of 6ft and be uniform throughout the HOA.

There was a discussion regarding the plants and the 6 ft. height that would apply. The consensus was that the 6t height for the Oleanders and Bird of Paradise plants was reasonable for the Common Area's.

D) GVC -- Joe McCalpin: No report.

E) Neighborhood Relations – Frank McCabe: Everything seems to be fine in the neighborhood.

F) Recreational Facilities– Tom Cooke: - Everything is copacetic in Recreation so we will leave it at that.

G) Hospitality –Representative: - Eric reported We had a really great Pizza Party and everyone seemed to have a good time. Marla is delayed in returning due to a kitchen fire in their house. They have finally received the insurance settlement and have decided to do the work themselves. They should be back in early November.

H) Neighborhood Watch – Mary Beth: No report.

I) Enhancement Team – Barb McCalpin: No report.

J) Gardeners -- Jim Copeland: No report.

Old Business:

Driveways: Ben stated that it was determined the Pavers would cost 30 to 40% more than concrete. Ben had passed out a handout with Sections 103, 3.1 & 3.2 Restrictions and Sections 8.1 & 8.2 Architectural Control and it was his opinion that a Legal Opinion was needed to determine if it required 51% membership approval. There was a very lengthy discussion and not everyone thought it needed to go before the membership. Ben moved and Dave Seconded that we get a legal opinion on it, Tom said that we needed to get an opinion on specific facts, write down the specific point that we want an opinion on. The vote was called and the motion carried.

Garage Enclosure's: There was an extensive discussion on Garage Enclosure's no action was taken and any action was postponed until the next meeting.

New Business: None

Miscellaneous: Eric reiterated our street problem with Pima County and how the County always claims they have no money. The County's latest proposal is to form improvement districts to fix the streets. We are trying to gain all of the information we can so that we have all of the facts. For this to happen we need 51% of the homeowners to vote for it. This will then be paid off through bonds with your tax bills.

Eric would like to send out a survey to our Members with the Annual Dues Notice at a minimal cost of mailing to see how our Members feel about an Improvement District. We are attempting to have the County give us their best estimate on what the cost would be. The Board's verbal response was to approve the mailing.

At 2:34 pm Dean moved and Dave seconded a motion to adjourn, the motion carried.

Ben D. Sheffield, Secretary