

Esperanza Estates HOA

Minutes of Board Meeting

October 18th, 2021

The meeting was called to order at 1.04pm by Dave Sielken.

QUORUM DETERMINATION

A quorum was confirmed by Ken Lindeman as the following were present through the on-line Zoom platform:

Dave Sielken, Tom Cooke, Ken Lindeman, Dean Lockwood, Kevin Welsh, Cyndie Alto, Kay Bonham, and Doug Syme. Gary Rautio was excused.

APPROVAL OF MINUTES

The minutes of the September 20th, 2021 Board Meeting were accepted as distributed.

TREASURER'S REPORT – Dean Lockwood

Dean highlighted the salient details of the Balance Sheet and The Profit and Loss – Budget vs. Actual Sheet.

He noted that the property related to \$391.00 in Accounts Receivable may be subject to foreclosure and this sum may need to be written off.

Our investments are performing satisfactorily year to date notwithstanding some losses in September.

The HOA's accounts are all performing well with income some \$13k above budget, expenses some \$11k below budget and thus resulting in our nine-month accounts being some \$24k favorable to budget.

The report was accepted.

COMMITTEE REPORTS

Finance Review – Kevin Welsh: The committee had reviewed the accounts and all matters were found to be in order. Kevin noted that though our investment accounts look good, they will be reviewed in relation to budget preparation.

Architectural Control – Kay Bonham: Kay reported that Joe McCalpin had carried out inspections relating to four sales. She said she will be back in Green Valley next month. Ken Lindeman noted that three sales will close on November 1st.

Capital Projects – Doug Syme: Doug reported that a Willow tree is causing damage to a walkway in Placita Nueva. He said the walkway will be repaired after some tree surgery is carried out.

Common Area Maintenance – Cyndie Alto: Cyndie reported that Monstrosity will cut roots and limbs on the Willow noted above to avoid further walkway damage.

Two owners have completed preparation for the Regalo wash project. One owner has revised the scupper drain outfall. The owners of the third property will carry out necessary work on their return. Cyndie did express concern that the contractor, D&T, has not fixed a start date for the project.

Points West Landscaping have been carrying out property clean-up work after the Monsoon Season but will address clean-up in the Arroyos soon.

Cyndie reported that Pima County has not yet addressed the Fruit Tree Concern which she reported. The daughter of the property owner in question had carried out work in the yard.

Pima County had addressed some pavement deficiencies on Napa west of Portillo which, though needed, had not been asked for. What was asked for was to repair Napa east of Portillo. This too was addressed.

Gardeners – Rod Harp: In Rod's absence, Dave noted that there was a potting project under way but little else at this time.

Green Valley Council: Dave reported that the road work west of Holgado continues as planned.

Recreational Facilities – Tom Cooke: Tom reported that the Pool and Spa are getting a fair amount of use. He reported that there are signs of spalling of the deck concrete and he is looking to have a contractor propose how to remediate this issue.

Kevin said that the noise-abatement canvas sheets at the pickleball courts are suffering from the sun and some will need replacing. This will be done on an as-needed basis. He said that the Oleanders have grown a lot since the monsoons and a work party will be organized to trim them. Pickleball play now starts at 8.00 am.

The pool cover will soon be in use and Tom said that pool filling and use of the cover must be coordinated.

Neighborhood Relations – Gary Rautio: In Gary's absence Dave said he was not aware of any issues to be addressed. It was learned after the meeting that Gary and Jackie were in transit to Green Valley and their email requesting their absence be excused had gone astray.

Barb Stockwell advised the meeting that a new service DispatchHealth is now available in our area. They offer at home healthcare and take most insurances. They do not offer care for conditions threatening life or limb. They may be contacted through dispatchhealth.com or at 520 442 2269. Barb will request a stash of flyers be sent to Karen White to be put in the Ramada.

Kevin Welsh had to leave the meeting at this juncture.

Hospitality – Robin Lockwood: Robin is in contact with her team and will be back in Green Valley in November. A December event will be explored. It was noted that a no-host Halloween event is planned. Barb Stockwell reported that a large gathering had been organized recently by Peggy Coleman. Notwithstanding a lack of COVID precautions, Barb said no repercussions were reported. Dave said the Ramada had been cleaned well after the event.

Neighborhood Watch – Karen White: Dave reported that a needed Tile Trim repair on Napa had been arranged with the owner.

Enhancement Team – Jackie Rautio: Jackie had no report.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

- 1) Tom noted that an LED light bulb of compatible brightness and tone to the bulbs currently in use had been located. He will buy a stock.
- 2) Tom suggested that the Annual Meeting should be held in-person. After some discussion Tom was asked to book a suitable date, if available, with the proviso that it could be cancelled if it became necessary.

A motion to adjourn was proposed by Dean and seconded by Kay. The motion passed without dissent and the meeting ended at 1.50 pm.

Respectfully submitted,

Doug Syme