

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

**MONTHLY MEETING ON OCTOBER 19, 2015
EEHOA RAMADA 763 W CALLE DEL ENSALMO
GREEN VALLEY, ARIZONA**

Members Present: Tom Cooke, Ben Sheffield, Joan Moreaux, Sam Barnard
Dean Hess,, Joe McCalpin, Kevin Welsh, Dave Sielken
Absent: Eric Ellingson (excused)

The meeting was Called to Order at 1:03PM by Tom Cooke, vice president. Tom then asked if there were any new members or first-time attendees, there were none.

Having determined that a quorum was present the meeting proceeded.

Ben Sheffield announced that there would be a discussion under New Business on Wood Piles and that the Board had appointed Dave Sielken to fill the seat vacated by Jim Lindberg. Dave was then called up to join the Board after being sworn in by Tom Cooke.

Tom then asked for additions or corrections to the Minutes from the September 21, 2015 meeting. There were none and the minutes stand approved as submitted.

Treasurer's Report September 30, 2015 Financials: Joan stated on The Balance Sheet that the only change in Current Assets was the cash drawn down for the current month's expenses and that cash was broken down between Operating and Reserves; our total cash at the end of September is \$172,000. There were no changes to the Fixed Assets, and our Capital Projects will be capitalized at the end of the year. On the Income side, we received one Dues payment and one Transfer fee plus a small interest payment; the expenses are summarized for the month and are under budget for the month and the year to date.

A) Architectural Control Ben Sheffield: Three homes were inspected for pending sales, assisted by Jim Lindberg. The Moulton's plan to put glass block windows in the East facing wall of their garage was approved.

B) Capital Projects Joe McCalpin: Busted the budget by \$14,800 this year, all of the serious driveways are done and there is nothing for 2016.

C) Common Area Maintenance Dean Hess: Everything is going along pretty well. Hot Desert removed a dead tree from Whigam Wash, cut it into lengths and stacked it against the wall near the Tennis Courts. There is a resident on Holgado

that wants to put some plants in the common area of her quad at 163. She will submit a plan for Board review. There were some complaints about Hot Desert using our facilities, both on days they worked here and other days of the week. After an extended discussion it was determined that they should be allowed to use the facilities on days that they are working in Esperanza Estates. Lynn Theder asked about getting the Palm Tree in the alley behind her house at 1155 Excelso trimmed. It is a short tree and Dean said he would look into it.

D) GVC Joe McCalpin: A few weeks ago Kevin and Joe did a Pot Hole survey of EE, identifying several; the survey was turned over to GVC's Traffic & Arroyos committee and has been assigned a work-order number. No work has been done as yet. Joe had been advised of a broken sidewalk issue on S. Napa; he took a photo and submitted it to GVC as a Safety issue; he will follow up with GVC. Joe brought up the pending Bond Issue and asked residents to cast their Ballots. The last thing is the Community Telephone Directory; GVC has signed a contract with the publisher for 2016 and will be asking HOA's for volunteers to deliver them. Joe then asked if anyone had any issues with the Water Line Replacement insurance that was being offered locally? He stated that it was backed by GVC and that you should check with your homeowner's insurance company to see if they covered any of these costs. Tom said there had been some opinions going around the neighborhood and his conclusion is that it was not a very good value.

E) Neighborhood Relations Sam Barnard: There are couple of issues that he will pass on to the Board. One of our Homeowners has expressed some concerns about the weed spraying program and the chemicals that are being used.

F) Recreational Facilities Tom Cooke: The light burned out in the Spa and we found out that the Spa light also controls the Pool light, they are both working now. We have some Wi-Fi issues that Craig is working on. The big thing here on the solar pool-heating system is: thanks to Craig's ingenuity and Ben's hard work last June in 100 degree weather, our gas consumption for heating the Pool & Spa has dropped by more than 1/3rd--roughly 36%. We're talking big \$\$ savings on our natural gas consumption, one of the biggest line-items in the Budget.

G) Hospitality Marla Ries: The Halloween event at the Ramada is on; there's no schedule for events for the rest of the year, but they will be meeting soon.

H) Neighborhood Watch Mary Beth: No Report

I) Enhancement Team Barb McCalpin: While things are very quiet during the summer, the most work the Team did was go out to lunch; their first meeting of the year will be in November. The team is already accepting donations of items for the Ramada Sale. After 7 years of great service, Geri Lindberg has resigned as

Secretary/Treasurer of the Team. Louise McCabe has taken over from Geri and all of the required updating of account paperwork has been done at the Bank.

J) Gardeners Bill Berdine: The Gardeners will meet in early November to plan what they will be doing for the year. The trees planted in the past year are all doing well, in spite of an aphid problem with two trees which is now corrected.

Old Business: None

New Business: Ben, wood piles in Common Area's, we have what I would call a pile of Trash in Esperanza Park and another pile in the area of the Tennis Courts. The CC&R'S (Sec. 9.10) forbid anyone from putting things in Common Areas. There was an extended discussion by Board members and from the audience; Ben moved and Joe seconded that we do not allow any firewood to be stockpiled at Esperanza Park. Anyone wanting to have a fire in the fire pit will bring their own wood, then drown the ashes before leaving. The Board will have the existing pile of wood removed. A vote was called and the motion carried 5 to 2.

Miscellaneous Items: None.

There being no further business the meeting was adjourned at 2:24PM.

S/ Ben D Sheffield, Secretary

FOOTNOTE

CC&R Article IX - Use Restrictions:

Sec. 9.10 **Common Area Restrictions**: No owner may do any landscaping, building, or gardening of any type, **or change the topography**, or install any electrical, plumbing, mechanical or any other equipment in any Common Area without the prior written approval of the Board.