

# Esperanza Estates HOA

## Minutes of Board Meeting

November 15<sup>th</sup>, 2021

The meeting was called to order at 12.59 pm 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, Gary Rautio and Doug Syme.

### **APPROVAL OF MINUTES**

The minutes of the November 18<sup>th</sup>, 2021 Board Meeting were approved as written.

Tom stated that he needed to leave the meeting at 1.45 pm and Dave said the order of reports would be adjusted to accommodate this.

### **TREASURER'S REPORT** – Dean Lockwood

Dean highlighted the salient details of the Balance Sheet and The Profit and Loss – Budget vs. Actual Sheet. He summarized the status as being very good with all categories being favorable to plan except Recreation which is right on plan. As a result the HOA's accounts are all performing well with income some \$16k above budget, expenses some \$13k below budget and thus resulting in our ten-month accounts being some \$29k favorable to budget.

Our investments are performing well year to date.

Dean then presented the proposed 2022 budget which is attached below:



EEHOA 2022  
Proposed Budget.pdf

Dean noted the rationale for all items resulting in a balanced income and expenditure of \$133,370.00 for 2022.

Cyndie noted that the Mesquite, at the Eastern end of Nueva by where the paving was replaced last year, had been removed but the cost of some \$2k was not included yet.

Kevin said that inflation may influence some elements of the budget but stated that the Finance Committee had reviewed and agreed with the budget as presented.

A motion to approve the Budget for 2022 as presented was made by Kevin and seconded by Ken. The motion was approved unanimously.

## **COMMITTEE REPORTS**

Finance Review – Kevin Welsh: The committee had reviewed the accounts and all matters were found to be in order. As noted above, the committee reviewed the budget and accepted it.

Recreational Facilities – Tom Cooke: Tom reported that a leak in the Spa pump was repaired. He reported that there would be a meeting to address spalling of the deck concrete with a contractor. A new fountain pump had been installed. The Ramada was getting an amount of use and had been left in good condition after each event.

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 but he anticipated that as many as half would be replaced by the end of the year. Pickleball play is picking up with a good turnout resulting in all four courts in use on many days. Cyndie noted that Sharon is offering an open drill at 10.00 am on Tuesdays and Thursdays.

Robin asked if there are any restrictions due to Covid-19 on the use of the Ramada. Tom said that there were none but said that users were expected to use appropriate care.

The pool cover would be tested the next day. The pool fill will be set to avoid filling with the cover over the water. Tom will order a new Spa cover.

Architectural Control – Kay Bonham: Kay had nothing to report but said that she, Gary, and Joe would meet to review current issues and she would have a report at the December Board Meeting. Kevin said that Pima County had revised the rules re. Parking on Sidewalks. He would research the Ordinance so it can be publicized in the Monday Morning Memo.

Capital Projects – Doug Syme: Doug had nothing to report.

Gardeners – Rod Harp: Cyndie noted that the work being done by the Gardeners is immense and minimizes landscaping fees and thus benefits all owners. Cyndie said that some 90 plants had been potted and would be sold at the Craft Sale. Rod Harp and his team were thanked for their work.

Green Valley Council: Dave said he had nothing specific. Cyndie reported that she and Steve had attended a meeting of GVC and were impressed at this forum to give HOAs and residents of this unincorporated community a form of representation. Dave

reinforce this by saying that his experience is that GVC does listen to concerns and follow up as appropriate.

Common Area Maintenance – Cyndie Alto: Cyndie noted that her CAM report had been overlooked. Dave apologized and invited her to present her remarks.

Cyndie reported that Monstrosity had not found roots under the pathway from the Willow at Nueva so the cause of the problem is unclear.

Cyndie and Tom would look to where gravel to be bought from D&T would be placed. Tom will engage Ron Beck to do so.

Cyndie noted that Points West would work 20 hours per week in the future – 1-1/2 more than at present. This explains the increase in monthly cost.

Gary said that some quads needed replacement of rock covering after the summer monsoons. Cyndie invited anyone needing this to contact her.

Cyndie said that some concrete waste from the sidewalk work west of Holgado was broken up and repurposed as fill.

Neighborhood Relations – Gary Rautio: Gary had nothing to report. John Nessavich likewise had nothing to report but asked that Judy would remind Owners to take care of dog poop in yards.

Hospitality – Robin Lockwood: Robin is anxious to have a Holiday Event at the Ramada – something simple and safe.

Neighborhood Watch – Karen White: Cyndie would meet soon with Karen to put welcome packages together.

Enhancement Team – Jackie Rautio: Jackie reported that her group would meet the following day to plan Holiday Decorations.

## **OLD BUSINESS**

Doug reported that after the MMM article he had received seven emails regarding Email Addresses being added to the Directory. Six asked not to be included. One asked for an addition. Dean will add wording to the Annual HUD form to make sure that all Owners have an opportunity to indicate their preference.

Dave said that the Roofing Repair issue would be addressed on December 6<sup>th</sup>.

## **NEW BUSINESS**

Ken stated that a slate of four candidate for the Board Elections was in place. He noted that he and Dean were offering themselves for continuing service. Doug said he will not do so.

A motion to adjourn was proposed by Ken and seconded by Dean. The motion passed without dissent and the meeting ended at 1.53 pm.

Respectfully submitted,

*Doug Syme*