

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

**MONTHLY MEETING ON NOVEMBER 16, 2015
EEHOA RAMADA 763 W CALLE DEL ENSALMO
GREEN VALLEY, ARIZONA**

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

The meeting was Called to Order at 1:02PM by Eric Ellingson, Board President. Eric then asked if there were any new members or first time attendees? Kathy Stocker, 910 W Circulo Napa identified herself as a new member and first time attendee.

Having determined that a quorum was present the meeting proceeded.

Eric then asked for additions or corrections to the Minutes from the October 19, 2015 meeting; there were none and the minutes stand approved as submitted.

Treasurer's Report October 31, 2015 Financials Joan Moreaux: On the Balance Sheet, the only change in Current Assets was the cash drawn down for the current month's expenses and cash was broken down between Operating and Reserves; our total cash at the end of October is \$167,496. There were no changes to the Fixed Assets. Joan asked for questions and there were none. On the Income side we received one Transfer fee, \$410 in Advertising, and \$5 in Interest. Through October we have sold 18 homes. There were no unusual expenses for the month and we are under Budget for the month and Year to Date.

A) Architectural Control Ben Sheffield: Calvert Wright, 1172 Del Norte, was approved for Solar Panel installation and to raise the parapet walls to help screen the panels from view. He was also approved to lower the wall on both sides of the arch over the Garage door to conform to the general configuration in the sub-division.

Dick Carver, 1125 Del Sur, was approved to enclose his garage with masonry block and to lower his back patio walls on the E end; there are no abutter complaints as he owns 1119 Del Sur also.

B) Capital Projects Joe McCalpin: There was no action this past month.

C) Common Area Maintenance Dean Hess: Hot Desert keeps moving along with their projects. We have had some positive comments from homeowners on Vereda Calma about the improved access to the trail entrance provided by replacing gravel with pavers; we are looking at putting pavers where the trail comes out of Mesquite Park to keep the gravel off the sidewalk along Holgado. Members are continuing to bring up areas they feel need some attention. We have plans for another drainage area that will need attention next year, as well as adding gravel in common areas.

Joe mentioned the sidewalk repair on S. Napa that had just been completed by the County and mentioned that it only took four months for them to do it.

D) GVC Joe McCalpin: Household Hazardous Waste will be ongoing. GVC has put out a brochure on Roads & Traffic and Joe would like to have a presentation on it sometime in the future.

E) Neighborhood Relations Sam Barnard: Everything is doing pretty good in the HOA. Dog and parking complaints.

F) Recreational Facilities Tom Cooke: Our resident engineer, Craig, will be installing a new heater in the Women's restroom in the near future. The Black refrigerator in the Ramada is being replaced with one donated by the Sako's on Del Sur which will be secured. Coffee & Donuts will start again next Wednesday and there will be an important announcement at that meeting so please come.

G) Hospitality Marla Ries: The preliminary schedule of hospitality events for the year is being finalized. There will be a Christmas Party on December 15th.

H) Neighborhood Watch Mary Beth: The Block Captain on Del Norte resigned and she needs a replacement.

I) Enhancement Team Barb McCalpin: Their first meeting will be tomorrow, Tuesday, at the Ramada.

J) Gardeners Eric Ellingson: There was nothing to report from Bill Berdine and Eric said that the Gardeners were looking at Esperanza Park as a project.

Old Business: None

New Business: The 2016 Budget was presented; there was a discussion regarding the annual dues. Eric demonstrated the effect of changes on his visual spreadsheet, showing the positive effect of renegotiating the CAM contract last year to a lower amount, and no need for a dues increase is anticipated in the near future.

Dean mentioned that our Palm Tree Trimming contract would be \$50 per tree for the coming year and that Homeowners could sign up with Monstrosity Tree Service and get this price for trimming of palms on their property also.

It was moved by Ben and Seconded by Dave that the 2016 Budget be adopted as presented; the motion carried.

Storage facility: Ben presented a conceptual plan for a 20' x 32' storage building at the Tennis Court area that would satisfy Enhancement's needs for storage as well as provide a place for the Gator and Tilly. It would be a masonry block building that conformed to EE's architectural theme. The current cost estimate is \$26,030.

There was discussion of the plan; it was moved by Joe and seconded by Dave that the Board form a committee to study the plan; the motion carried. Eric proposed that the existing committee members be appointed; it was agreed. Eric indicated that anyone with suggestions for the facility contact one of the committee members.

Kevin asked about the Annual Dues Notice and wished to discuss the language. This will be done in Executive Session immediately after the Regular Meeting as well as any Board appointments.

Dave Sielken presented a proposal for enclosing the trash can area at the Ramada to secure it from Javelina. There was a discussion from the Board and Members, and it was agreed that a cost proposal would be presented to the next Board meeting.

At 1:59PM it was moved by Joe and seconded by Ben to adjourn; motion carried.

The Board adjourned to Executive Session.