

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

**MONTHLY MEETING ON NOVEMBER 17, 2014  
EEHOA RAMADA 763 W CALLE DEL ENSALMO  
GREEN VALLEY, ARIZONA**

Members Present: Eric Ellingson, Tom Cooke, Ben Sheffield, Joan Moreaux, Jim Lindberg, Dean Hess, Joe McCalpin; Stacie Meyer, Sam Barnard

The meeting was Called to Order at 1:00PM by Eric Ellingson, President. Eric 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.

Eric then asked for additions or corrections to the Minutes of the October 20, 2014 meeting? There being none, the minutes were approved as submitted.

Treasurer's Report October 30, 2014 Financials: Joan Moreaux reported on the Balance Sheet that we had \$47,100 in Operating Cash and \$110,200 in Reserves for a total of \$157,300. Under Fixed Assets our Capital Projects in Progress increased by \$3,125 for a new pump, motor, filter and piping for the Pool. Joan asked for questions on the Balance Sheet and there were none. Under Income we collected two transfer fee's on property's that closed and we have three unpaid dues for 2014 of which one was collected in November. Under expenses for October, all three areas CAM, REC & ADMIN were under budget for a total of \$3,508. Year to date, we are under \$11,750. Joan asked for questions and there were none.

Joan then presented the Budget Committee's Proposed Budget for 2015. The major highlight on the income side being no dues increase; they dues will remain the same as last year at \$350.00. There were no questions on the Budget as presented and it was moved by Ben and seconded by Tom to accept the Budget for 2015 as presented. The motion carried.

Eric commented on how the amount of dues were arrived at, based on the long term study of expenses and required revenues from Jim Copeland's planning committee; which did the study last Spring.

A) Architectural Control Jim Lindberg: His main item this past month has been the color of paint to be used particularly from new owners. The four colors to be used are Dunn-Edwards Baja White, Navajo White, Travertine, and Weathered Coral. Dunn-Edwards delivers in Green Valley at no extra charge and there is an EEHOA

discount. Should you have any questions about what your color is please contact Jim. (House colors are on EE's web site <http://esperanzaestates.net/paintcolors.htm> along with some repainting suggestions.) ("Note the CC&R'S Article VIII Sec. 8.5 page 12 requires Board approval for color and finish of paint before painting your home or walls"). We have also had several questions on garage doors which must be painted the same color as the house. Not a lot of action but a lot of questions. If you have any questions please call Jim.

There was a discussion regarding other paint suppliers matching Dunn-Edwards colors. Generally, the colors match initially, but as they fade with sun & age they do not retain the original color as well as Dunn-Edwards paint has proven to.

B) Capital Projects Joe McCalpin: The only Capital Projects anticipated for 2015 will be the repair of two quad driveways on Regalo, and trying out self-leveling latex crack sealer to see if it will extend the life of some of the driveways. We will not do one driveway at a time because of cost variance for small jobs.

C) Common Area Maintenance Dean Hess: We are doing our typical fall trimming of Oleanders and Bird of Paradise plants plus some additional trees in common areas. He also wants to place gravel in nine of the common areas between the housing unit blocks that are currently just dirt. He has also been approached by Rene, Hot Desert's Supervisor, to be allowed to place a bin for collecting warm clothing and blankets for a project that his daughters' have started to help the homeless. There will be additional information in the Periodico & MMM.

D) GVC Joe McCalpin: - There will be a Household Hazardous Waste collection event on January 31<sup>st</sup> at the Presbyterian Church. Pima County has opted out of the outreach program that was jointly funding the program in conjunction with the City of Tucson in prior years. GVC has reached out to the Tohono Odom Nation and others for funding.

E) Neighborhood Relations Stacie Meyer: - Nothing to report.

F) Recreational Facilities Tom Cooke: We have gone to Winter hours on the Pool and are closing the cover at night to retain heat. The faucet on the counter sink has been changed out, thanks to Greg Gramstad, and the fountain at Sunset Park has been changed to operate only during daylight hours, thanks to Craig Surprise.

G) Hospitality Marla Ries: - Everyone seemed to enjoy the Veterans party and we have a Christmas Party planned for Dec 9<sup>th</sup>. In January, the Optimist Club will be doing another Sausage Fest. In February, Hospitality will be doing a Mardi Gras party, and in March another Food Contest, this time it will be soups.

H) Neighborhood Watch Mary Beth: No report.

I) Enhancement Team Barb McCalpin: At their first meeting of the season they voted on some projects that they would like to pursue. (1) A serving cart for the Ramada that will be available for use by Hospitality and anyone that reserves the Ramada. (2) Another storage box for seat cushions to be placed with the other two on the West end; also, she will be picking up more cushions at the White Elephant as they become available. Enhancement will be doing Christmas Decorations in the common areas and they have the Christmas Elves again who will be decorating lamp posts for those who need assistance. The largest project was voted to support the Gardner's up to \$4,000 for the new Shade Tree Park Ramada. Those are the plans up to now. There will be a Ramada Sale March 3<sup>rd</sup>; a Home and Garden Tour was discussed, but it was decided to put it off until next year.

J) Gardeners Bill Berdine: No Report

K) Arts Club Kevin Welsh: The Arts group has not met yet this year; a meeting is planned for next week. The donations from the Wednesday night movies have provided enough for 16 turkeys to the local food bank plus they have supported The Nogales Mission to the tune of 46 Thanksgiving Dinners plus some clothing—all through the generosity of residents attending the movies. The club has more yard art to do this coming year.

Kevin then explained the Ramada Project that is being proposed for Shade Tree Park. There was a drawing on the screen and the current design was discussed. The current cost estimate is \$4,656; with a \$4,000 donation from Enhancement, it is a very doable project. There are no final plans or cost estimates for the fireplace but he hopes that is something the Arts Club might take on.

Old Business: Pick up after your Dog! Stacie Meyer had researched costs of various solutions proposed at the October meeting. 1. Bag dispensers (\$80-90); 2. Signs (\$90+), there was a very lengthy discussion after which no action was taken.

New Business: Vern Wyse reported on the results of his research on a Defibrillator Station at the Ramada. Most of his information was obtained from the Green Valley Fire Department (GVFD) and had to do with statistical information, response times, unit costs, training costs etc. Vern indicated that GVFD would be willing to give us a presentation on this issue. There was considerable positive input from members in the audience; the consensus was that it was very important and we should have a presentation from the GVFD. No other action was taken at this time.

Ben asked if anyone knew why GVR was mentioning Esperanza Estates Pickleball

courts in the Green Valley News? Kevin Welsh gave us the facts about what GVR was doing in this area and what they were thinking regarding the articles in the Green Valley News. No action was taken; however, it was agreed that this was something that would have to be brought before the Board.

Tom Cooke announced that the Monthly Coffee Hour would begin on Wednesday.

At 2:35pm with no further business Eric Ellingson declared the meeting adjourned.

Ben D Sheffield  
Secretary