

# ESPERANZA ESTATES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

MONTHLY MEETING ON NOVEMBER 21, 2016  
EEHOA RAMADA 763 W CALLE DEL ENSALMO  
GREEN VALLEY, ARIZONA

Members Present: Eric Ellingson, Tom Cooke, Ben Sheffield, Joan Moreaux,  
Dean Hess; Dave Sielken, Kevin Welsh; Frank McCabe,  
Howland Swift

The meeting was Called to Order at 1:00PM by Eric Ellingson, HOA president. Eric then asked if there were any new members or first time attendees? Ken Lindeman, 122 S Napa is a first time attendee.

Having determined that a quorum was present, the meeting proceeded.

Eric then asked for additions or corrections to the Minutes of the October 17, 2016 meeting? There being none they were approved as submitted. Eric then asked for additions or corrections to the Minutes of the November 2, 2016 Special meeting? Tom stated that, per Robert's Rules of Order, the Board president cannot vote and therefore the votes should be recorded as 5 to 3 and 6 to 2; approved as corrected.

Treasurer's Report October 31, 2016 Financials -- Joan Moreaux: Reported on the Balance Sheet that our Operating Cash was \$15,928.39, with \$156,170.93 in Reserves for a Total of \$172,099.32. The Accounts Receivable \$500 were paid. There were no changes in the Fixed Assets. The top of page 2 shows our Cash Transfers and checks written for the month. On the Profit and Loss we received \$100 in Transfer Fees and \$3.87 in Interest for a total of \$103.87. We have closed on the sale of 28 homes so far this year. There were no unusual expenses for the month and we under ran the Budget by \$224 and we are under budget for the year. There were no questions.

Ben then presented the proposed Budget for 2017. There was a question regarding the Volunteer Party and it had been added into Other Expenses to provide for some kind of social event. It was moved by Ben and seconded by Tom that the Budget be approved as submitted, the motion carried.

A) Architectural Control -- Kevin Welsh: Kevin presented a Pre Approval Form for repair / replacement of driveways that he and Howland Swift had come up with. There was considerable discussion on color and patterns after which Kevin moved and Howland seconded a motion to approve the Pre Approval form for red tone concrete pavers only; the motion carried 5 to 4, then Tom told Eric he could not vote.

Old Business: Ben Sheffield read into minutes the attached form (To be discussed under old Business) This was given to three members who are retired architects, and all three answered the 7 question survey at the bottom of the page the same way. One of these gentlemen is a Design Specialist. In previous meetings, some of the Board Members had stated that questions 1-6 were a change to our architectural design.

Ben then moved that the request for Concrete Paver driveways be submitted to the HOA members for a vote at the Annual Meeting of members on January 19, 2017; the motion was seconded by Eric; after considerable discussion, the vote was called and the results were 3 yes, 4 no, 1 abstained, and Eric was not allowed to vote.

B) Capital Projects – Dave Sielken: Dave summarized the repair projects that were in the 2017 Budget and mentioned the condition of the Versacourt surface at the Tennis & Pickleball Courts is under study.

C) Common Area Maintenance – Dean Hess: Things are moving along very well and he is very pleased and happy that the Board approved the Budget. Hopefully we can get some of the drainage problems corrected, things that we are going to work on on a continuous process. He mentioned that he also submitted a request for \$8,000 for gravel work that he hopes to get done next year.

D) GVC -- Joe McCalpin: No report.

E) Neighborhood Relations – Frank McCabe: Everything quiet in the neighborhood. It was mentioned that parking vehicles in such a way that a sidewalk is blocked is a violation of Pima County Statute.

F) Recreational Facilities– Tom Cooke: No real issues in recreational facilities; the pool and spa are now being closed at night. Tom thanked Barb McCalpin for the clean up work that was done at the Ramada last weekend.

G) Hospitality –Representative: Marla reported the Hospitality Committee met last week and we have a full schedule planned through April. Look forward to seeing you at the events; read more about them in the Monday Morning Memo and the Periodico.

H) Neighborhood Watch – Mary Beth: No report.

I) Enhancement Team – Barb McCalpin: We have moved into our new storage area and were happy to see so many show up for the open house. They currently refer to it as '1195', which is the building number. Barb thanked all who showed up and helped with the Ramada clean up. They will be decorating in the Common Areas and the Enhancement Elves will be out decorating lamp posts again this year.

After Christmas, the next event will be an Auction at the Ramada in January; you will be hearing more about that as the date gets closer; it should be fun.

There are a number of smaller projects that they are planning, putting tile on the flat seating areas along the Ramada sidewalk among them. It was suggested that they submit a plan to the Board for approval.

J) Gardeners -- Jim Copeland: The Gardeners meet on a monthly basis on the 3<sup>rd</sup> Wednesday of the Month. They will be replacing some plantings at Sunset Park and planting two wildflower areas, one at Esperanza Park, another south of John Meek's quad on Del Sur. Marla asked about the new wall at Esperanza Park and it was stated that it was one of the Capital Projects.

New Business: Eric discussed the Street Survey that would be going out with the Annual Dues statements. The purpose is to obtain as much information as we can to present to the County the feelings of our Members to the proposal for HOA's in Green Valley to form Improvement Districts to pay for repairs to the County's streets. After discussion, during which Frank suggested we put in the estimated annual cost to EE homeowners, the Board approved the Survey for mailing.

At 2:35 pm Ben moved and Howland seconded a motion to adjourn, the motion carried.

Ben D. Sheffield, Secretary