

# Esperanza Estates HOA

## Minutes of Board Meeting

November 21, 2022

The meeting was called to order at 1:00 pm by Dave Sielken.

### **QUORUM DETERMINATION**

A quorum was confirmed by Ken Lindeman as the following were present.

Dave Sielken, Tom Cooke, Ken Lindeman, Dean Lockwood, Kevin Welsh, Gary Rautio, Debbie Ries, and Sharon Falor.

Cyndie Alto was absent.

### **APPROVAL OF MINUTES**

The minutes of the Board Meeting held on October 17<sup>th</sup>, 2022 were approved as distributed.

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

#### **Treasurer's Report – 11/21/22**

#### **1. November Financial Reports (as of 10/31/22) a. Balance Sheet**

- i. Our cash and money market accounts are sitting at \$52.0K. This basically represents the cash needed to fund the 2022 operating budget.
- ii. The reserve account investments have seen a slight recovery. The Edward Jones Reserve account investment is valued at \$93.7K on an investment of \$110K. Our investment is down roughly \$24,484 from where we ended 2021.
- iii. The GGVCF (Greater Green Valley Community Foundation) fund is currently valued at \$77,602 on an investment of \$75,000. The investment is down roughly \$19,696 from where we ended 2021.
- v. Total checking and savings of \$223.4K is down by just over \$29.4K from last year. Our balance sheet has taken a pretty big hit so far this year. Let's hope for better economic news soon. Accounts receivable is \$1,507. That represents 1 - 2022 dues with late fees plus 1 remaining dues plus late fees and interest from 2021. A significant amount of the accounts receivable balance will be taken care of when a lien processed earlier this year goes thru the Pima County court system. This could take another 6 months.

#### **b. P&L Statement**

- i. Total income so far this year is \$85,700 with budgeted income at this point of \$132K. Dues revenue of \$122,500 represents 350 houses at \$350 each. We collected \$490 late fees compared to \$350 last year. Transfer fees of \$2,800 are above plan by \$718. The biggest variance is the paper loss for both Edward Jones and Greater Green Valley Community Foundation Funds of \$46K.

- ii. Administration expenses of \$15.5k are \$1.7K unfavorable to plan. Our directory expense and insurance policy expenses are favorable variances for the year. With last year's favorable interest and dividend revenues, we did have a larger than planned income tax expense for 2021. We paid \$2,618 to the Fed's and \$555 to the State for an unfavorable variance to plan of \$2,900.
- iii. Common Area expenses of \$42.5k are \$15.8k favorable to plan. We trimmed 101 palm trees this summer for a little over \$8k. We invested \$2.6K in rocks for the Del Sur project in May. Otherwise, our spending in this area overall is very favorable to plan.
- iv. Recreation expenses of \$26.3k are \$3.8k unfavorable to plan so far this year. Our biggest variance to plan is Natural Gas which is \$4.2K unfavorable. Natural Gas cost per therm used have increased over 40% from last year (\$.74 to \$1.06).
- v. Overall, after ten months, our revenue is unfavorable to plan by \$46.2K and our expenses are favorable to plan by \$10.4K for a total negative variance of just over \$35.8K.

The Treasurer's Report was accepted.

## **COMMITTEE REPORTS**

Finance Review – Kevin Welsh: Kevin stated that the committee had reviewed the month's accounts, and all was in order. Kevin noted that the HOA has not had an increase in dues since 2008. The 2023 budget was reviewed and the finance committee recommends approval of the budget as presented (no increase in dues). A motion was made by Dean to accept the 2023 budget as presented. Dave seconded the motion. The motion carried.

Architectural Control – Debbie Ries: Debbie had nothing to report.

Capital Projects – Kevin Welsh: Kevin had nothing to report.

Common Area Maintenance – Cyndie Alto: Cyndie is out of town for an extended period. She did ask Robin and Dean Lockwood to pass a tip jar around for people to show their appreciation for the work Points West does in our neighborhood all year around.

Gardeners – Rod Harp: Rod said they are working around the neighborhood doing Fall clean-up where required.

Green Valley Council – Hugh Rhine: Hugh gave a recent write up in the MMM that summed up the GVC activity this past month.

Recreational Facilities – Tom Cooke / Gary Rautio: New umbrellas for the pool area were received. New chairs to replace old and broken are expected mid-December. A faucet in the ladies' bathroom is on order and is expected to be received November 28<sup>th</sup>. The pool cover was fixed today. The spa cover has disintegrated and will be replaced soon. A retractable shade in the Ramada has broken and will be replaced in two weeks.

Neighborhood Relations – Gary Rautio: Gary had nothing to report.

Hospitality – Robin Lockwood: Hospitality is up and running. Two events have been held recently. A Halloween pot luck was well attended with approximately 96 people. A first ever Vet Day was held on Veterans Day with 15 veterans being honored and about 50 people being served coffee and dessert. Robin said she would like to make this an annual celebration. A hospitality meeting is scheduled for Nov 30<sup>th</sup> to plan future activities and get prepared for a December 13<sup>th</sup> potluck.

Block Watch – Sharon Falor: Sharon stated 30 properties have turned this year. She is searching for more "block captains". She is planning a new member meeting for January 2023 and then one later in

the Spring. Block Watch packets are currently available for any Block captains that need to meet with new residents.

Enhancement Team – Jackie Rautio: An Enhancement team meeting was held last Monday with eleven (11) members showing up out of twenty-one (21) total. There will be a Craft & Bake sale on 12/3/2022. The next Enhancement team meeting will be on 12/12/2022.

### **OLD BUSINESS**

- Trash Collection Update – With two weeks to go, we have received 250 ballots out of a potential 350.
- Director candidates – Candidates running for the board this year are three incumbents: Cyndie Alto, Tom Cooke, and Dave Sielken. We also have two other candidates added to the ballot: Connie Scorza and John Nesavich.

### **NEW BUSINESS**

- Email removal from the HOA telephone directory – Based on the infrequency of updates to an email address once it's posted in an annual directory, and the additional work required by our maintenance person, Cheri Day, Ken Lindeman suggested we no longer carry an email address in future directories. Ken Lindeman made a motion to exclude email addresses from all future directories. Kevin seconded the motion. A short discussion on the use of emails by various groups pointed out that when people sign up for group activity, they are asked for their email at that time. This allows the group leader to have a current email address when sending out notifications. The motion passed without dissent.

### **ADJOURNMENT:**

A motion to adjourn was proposed by Kevin and seconded by Gary. The motion passed without dissent and the meeting ended at 1:45 pm.