

ESPERANZA ESTATES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

MONTHLY MEETING ON DECEMBER 15, 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
Absent: Sam Barnard, Stacie Meyer

The meeting was Called to Order at 1:02PM by Eric Ellingson, HOA president. Eric then asked if there were any new members or first time meeting attendees. New members Frank & Louise McCabe (715 Ensalmo), and first time attendees Charlie & Kay Bonham (1071 Excelso) introduced themselves.

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

Eric then asked for additions or corrections to the Minutes of the November 17, 2014 meeting. There being none, the minutes were approved as submitted.

Treasurer's Report November 30, 2014 Financials: Joan Moreaux reported on the Balance Sheet that we had \$42,100 in Operating Cash and \$110,200 in Reserves for a total of \$152,300. There were no changes in the Fixed Assets or Capital Projects in Progress. Joan asked for questions on the Balance Sheet and there were none. Under Income, Joan reported we collected member dues and two transfer fees on properties that closed, and that we have one unpaid dues for 2014. Under expenses for November, all three areas (CAM, REC & ADMIN) were under budget for a total of \$3,546. Year to date, we are under budget by \$15,297. Joan asked for questions and there were none.

Eric mentioned the problem we have with aging lamp posts and the repair and replacement of those that fail. One recommended method for repairing a broken off post is to install a plastic sleeve of 3" ID sewer pipe, thus eliminating the need to remove and reattach the welded on mailbox and 'EE' scroll work. Tom Cooke has the name of a repairman, so please call one of us for assistance.

A) Architectural Control Jim Lindberg: This past month has been relatively quiet. We inspected 2 houses with pending sales at 654 Placita Nueva and 758 Ensalmo. Dick Carver requested permission to raise his back wall at 1125 del Sur and there are no conflicts with this request. A planned installation of solar panels at 1210 del Norte was approved and the work is starting today. Jim had requested that the solar

panels be installed as far back from the front of the house as possible. Several new home owners have had questions regarding the proper house colors. There were also questions about the correct roof color. Roof coating is white, but the visible portions of parapet walls which project above the roof surface have to match the exterior house color. There was a question and short discussion about the required color of Heat Pumps when they are replaced, no action taken.

B) Capital Projects Joe McCalpin: The only Capital Project anticipated for 2015 is the replacement of quad driveways on Regalo and we hope to have them completed in March. Joe is still investigating the installation of solar lights in dark areas and hopes to have some more details soon, but nothing yet.

C) Common Area Maintenance Dean Hess: We added gravel in alleyways (the areas between housing units leading back to the service roads behind the houses.) We put down 100 tons of grey gravel in many of the areas that were bare dirt. The areas had been identified by Dean and Jim Copeland last Spring during the asset study. There is a Palm Tree on Nueva, a Palo Verde at 155 Napa, and another at 1205 Norte that all require trimming and these will be checked out for treatment or removal. We will also be doing more gravel next year. Monstrosity Tree Service will be trimming our common area Palm Trees this year at a cost of \$45 per tree. Homeowners can contact Monstrosity to have Palms on their property trimmed for the same price, as long as it is done while they are doing those for the HOA.

D) GVC Joe McCalpin: As you have probably already read in the newspaper, GVC will not be publishing a Green Valley phone book this year. It all came down to a matter of money. Last year, the phone book contributed \$100,000 towards the operating budget; this year the publisher offered a sum of a \$35,000 for GVC's efforts, and GVC felt that was not a sufficient amount—since they can operate on their reserves for the next year and are looking for other revenue sources. The good news is that the funding goal for the Household Hazardous Waste event has been met, and the volunteers for the event on Saturday, January 31st have been recruited.

E) Neighborhood Relations Stacie Meyer: - No report.

F) Recreational Facilities Tom Cooke: Last spring, Craig Surprise suggested a cost saving idea: replacing the pool & spa pumps with variable speed ones to save electricity and make pool operation more energy efficient; the conversion was done this past Summer. It turns out that we'd now be operating illegally if we hadn't done the conversion, as the Arizona Statutes have changed to make use of variable-speed pumps mandatory. Once again Craig was ahead of his time, thanks Craig. The water heater under the Ramada sink has quit working and will be replaced in the near future, along with making a couple of minor repairs for plumbing leaks.

G) Hospitality Marla Ries: Burger night proved to be quite a success with 138 people attending. The attendance exceeded our wildest expectations (and burger supply), so we are planning ahead for the Optimist Club being here January 13th. They will be bringing lots of sausages so that everyone will be able to get fed.

H) Neighborhood Watch Mary Beth: No report.

I) Enhancement Team Barb McCalpin: The Median Green beautification project along Esperanza Boulevard is complete now and there will be an article in the Periodico explaining the process and those who helped out. Mark your calendar for the afternoon of February 8th when Enhancement is going to have an event; details to follow. Vern Wise, who introduced the idea of an AED (automatic defibrillator) in the pool & spa area, is out of town and asked me to report that he is trying to get a representative from the Green Valley Fire Dept. to attend the February Board Mtg. to give a presentation; if it can be scheduled, the MMM will include a notice.

J) Gardeners Kevin Welch reporting for Bill Berdine: Update on Shade Tree Park project. A quotation to build a 16x16 Pergola was received from Miguel for \$4,666, including all hardware, materials and labor. He will quote cost-savings for a 14x14 size later. A quote was received from Civano Nursery in the amount of \$3,744 for trees and shrubs, including installation and staking. A quote for gravel hardscaping came back at \$2,400 for common gravel for the area under the trees, decomposed granite for the walkways, and used brick to outline the walkways. Pergola furniture will cost \$1,900, plus a contingency fund of \$1,000, brings the total to \$11,810. Bill has reportedly raised more than that, so all of the costs are covered. There are approximately five changes from the original plan that was approved by the Board in September. The Pergola will be 14x14 feet, with the floor extending out closer to 16x16. The second change is the number of trees, now 10, which will eliminate the parking spaces which it was decided were not necessary. The initial plan showed a vehicle access road which has been eliminated, being replaced by a meandering, 6 foot wide walkway. Access to the back is still available off of Holgado. The other change was to the watering system; as donations came in, it became affordable to run a water line to supply an automatic watering system. There was some discussion about materials that were to be used and other aspects of the project. Miguel will do the concrete work and laying pavers, volunteers will do the rest.

Ben Sheffield passed out copies of the plan approved by the Board at the September meeting and discussed the changes to what was approved, stating that the Board needed to act on the changes as submitted. It was moved by Dean and seconded by Joe that the Board approve the plan as outlined by Kevin. The motion carried.

A question about handicapped access was raised and discussed. The planned route of the water line was also discussed.

The Gardeners had First Choice Saguaro plant a 6 foot tall Saguaro outside the pool enclosure wall, and a 7 foot Ocotillo and 5 gallon Agave in Mountain View Park, for a total cost of \$600.96.

K) Arts Club Kevin Welsh: The next Arts Club meeting has been rescheduled from today to Wednesday morning. The Arts Club is going to have a silent auction in January and is requesting donated items to make it happen; some items have already been received. The last club-sponsored movie of the year (The Christmas Candle) will be shown at the Ramada on Wednesday.

Old Business: None

New Business: None

At 2:12pm with no further business Eric Ellingson declared the meeting adjourned.

s/Ben D Sheffield
Secretary