

ESPERANZA ESTATES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

MONTHLY MEETING ON DECEMBER 19, 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 1:06PM by Eric Ellingson, HOA president. Eric then explained the provisions under Roberts Rules of Order for Small Boards whereby the president has the same rights as all other Board Members in regards to motions, discussion, and voting. 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 November 21, 2016 meeting? Dean mentioned that there were one too many 0's on the \$8,000 amount under the last line of item C; the minutes were approved as corrected.

Treasurer's Report November 30, 2016 Financials -- Joan Moreaux: Reported on the Balance Sheet that our Operating Cash was \$10,344.75, with \$156,170.93 in Reserves for a Total of \$166,515.68. 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, \$3.94 in Interest, and \$135.00 in Advertising for a total of \$238.94. We have closed 29 homes for the year. There were no unusual expenses for the month; we underran the Budget by \$935 and we are under budget for the year. Joan asked if there were any questions? A member asked about returned Dues Notices; we have had 3. Howland Swift asked what a \$490.50 expense under legal was; it was for the legal opinion ordered by Ben Sheffield from Carpenter Hazelwood regarding replacing Concrete Driveways with Concrete Pavers. It was moved by Howland and seconded by Kevin Welsh that Ben Sheffield be presented with the bill. There was a lengthy discussion regarding Board motions, Fiduciary Responsibilities, precedents set in the past by current Board members, and how other such actions have been acted upon in corporate practice. The vote was called and the motion carried.

A) Architectural Control – Kevin Welsh: Pursuant to the Architectural Control form that has been adopted, Max Perry has submitted his application with a drawing for the replacement of his concrete driveway with cement pavers and it has been approved for work to begin. That is the only notable thing in Architectural Control at the moment.

B) Capital Projects – Dave Sielken: Dave mentioned he had neglected to mention that the only Capital Project for 2017 was the Monument at Esperanza Park.

C) Common Area Maintenance – Dean Hess: According to our contract with Hot Desert we have 2 extra days per year. At the end of the year we will have 6 days to carry over to next year. Their work is being done and if you have any areas that you feel need attention let me know before Wednesday or I will be set up for the next Wednesday.

D) GVC – Eric Ellingson: Eric mentioned that we were getting in our survey results and by the 1st of the year we hope to get a meeting with Mr. Christy and present him with a proposal to do a Remove and Replace and we would pay for a much lesser type of remediation. Survey results will be shared with all of the Board. No action can be taken without a vote of our Members.

E) Neighborhood Relations – Frank McCabe: Everything seems to be calm in the Neighborhood. A few calls regarding parking and I just want to remind people not to park blocking the sidewalk.

F) Recreational Facilities – Tom Cooke: We have a serious issue with our pool solar heater and have had to take it out of service. We are trying to get some Solar people down with estimates to remedy these issues. The other issue is the Pool Furniture, the temporary fix seems to have run it's course and some of it will have to be replaced in the near future.

G) Hospitality – Representative: Marla Ries, the Christmas Party was a success, down the road, Banquet Tables might be better. The Chili cook off will be held January 13th.

H) Neighborhood Watch – Mary Beth Wallace: No report.

I) Enhancement Team – Barb McCalpin: No report.

J) Gardeners – Jim Copeland: No report.

Old Business: Howland reported the American Family quote for insurance coverage was \$2,784 and State Farm's was \$5,027. Eric suggested that Howland, Joan and Ben be appointed as a committee to review the coverages and award the business to American Family if all other things were equal; the Board consented.

New Business: Ben reviewed the candidates for the Board for the Annual Meeting and asked for any additional nominations. There being none, he closed the nominations.

Tom reminded everyone that there would be Coffee and Donuts on Wednesday.

Donna Shay spoke concerning our older neighbors and a Thank You cookie drive to be assembled.

At 2:25 pm Ben moved and Dean seconded a motion to adjourn, the motion carried.

Ben D. Sheffield, Secretary