

Esperanza Estates HOA

Minutes of Board Meeting

December 20th, 2021

The meeting was called to order at 1.03 pm by Dave Sielken.

QUORUM DETERMINATION

A quorum was confirmed by Doug Syme as the following were present through the on-line Zoom platform:

Dave Sielken, Tom Cooke, Dean Lockwood, Cyndie Alto, Kay Bonham, Gary Rautio and Doug Syme. Ken Lindeman was excused due to travel. Kevin Welsh joined the meeting in time to present the Finance Review report.

APPROVAL OF MINUTES

The minutes of the November 15th, 2021 Board Meeting were approved as written.

TREASURER'S REPORT – Dean Lockwood

Dean highlighted the salient details of the Balance Sheet and The Profit and Loss – Budget vs. Actual Sheet.

As in recent months, the accounts are in very good shape with income favorable to budget and all expenses favorable to budget with the exception of Recreation which is right on plan. Collection of the bad debt of \$391 is doubtful and may need to be written off.

The 2022 dues are coming in well with some \$76k already received.

Our investments continue to perform well year to date.

Dean noted that Natural Gas prices for the pool are rising of late and Doug wondered if the 2022 Budget should be adjusted. It was agreed to leave the 2022 Budget as previously approved as fuel price volatility is an ongoing phenomenon.

COMMITTEE REPORTS

Finance Review – Kevin Welsh:
and all matters were found to be in order.

The committee had reviewed the accounts

Architectural Control – Kay Bonham: Kay noted that 2 Pre-sale Inspections had passed. Three Repainting preliminary approvals were granted. A request for New Windows was approved. Some 16 Open Jobs were approved. A discussion followed regarding painting. Dave pointed out that even where Approved Matching Paint was used, there have been cases where the new paint does not look the same as paint on neighboring properties. It was agreed that only Dunn-Edwards paint will be approved in the future to ensure better control to minimize mismatches.

Kay tendered her resignation from the Board as she is leaving Green Valley. Debbie Ries has been recruited to take over Architectural Control and she was welcomed with enthusiasm. Dave thanked Kay for her service to EEHOA and wished her well in the future.

Capital Projects – Doug Syme: Cyndie informed the meeting that the quad pathway on Nueva had been ground to allow the gate to open. Otherwise, Doug had nothing to report.

Common Area Maintenance – Cyndie Alto: Cyndie noted that Bird of Paradise bushes would be trimmed presently. Cyndie reminded us that donations for a Holiday Bonus for the Points West workers could be left at the box in the Ramada or given to her during the Parade. Cyndie also noted that Kevin Welsh had minimized a tripping hazard on the sidewalk at the intersection of Del Norte and Excelso by painting it yellow.

Gardeners – Rod Harp: Dave noted that the Gardeners Group were owed the gratitude of the HOA as their work was a major contribution to the beauty of the HOA as well as a significant saving on the typical cost of such beautification.

Green Valley Council: Dave said that Larry Kempton would no longer be the EEHOA representative to GVC. He thanked Larry for his service. Hugh Rhine will take over as our representative in January. Kay noted the value of GVC in sharing information across HOAs and in providing legal advice where appropriate. Dave noted that other Green Valley HOAs have expressed surprise (and envy) that EEHOA dues are so reasonable.

Recreational Facilities – Tom Cooke: Tom reported that Kevin had painted the curb yellow at the Ramada to indicate the Loading Zone. There was a leak in the Solar Heater for the Pool which would be repaired by the end of the month. Tom said that Pavers would be installed to replace the Cool Deck paint which was spalling. The contractor chosen, Desert Sunset, was recommended by Bob Telford of Green Valley Pools & Spas which is our service company, and is State Licensed and is Insured. He said the problem is a result of the salt used in the sanitizing system.

Tom proposed engaging Desert Sun to install the pavers at a cost of \$3,750. Kevin seconded the motion. It was noted that the pavers chosen are not common pavers but are specialty items designed for decks to remain cool. The motion was passed without dissent.

Kevin reported that the Oleanders at the Pickleball Courts had been trimmed and that balls could now be retrieved safely from under them.

Neighborhood Relations – Gary Rautio: Gary had nothing to report. Dave did note that there was an issue with a Camper that was frequently parked in Del Norte. Gary will check it out.

Hospitality – Robin Lockwood: Robin said it is hoped to have an event in January – rain or shine. She said the storage shed was cleaned out as there was rodent infestation. Tom said sweeps needed to be installed on doors as previous mitigation attempts had not been successful.

Neighborhood Watch – Karen White: Cyndie will get an updated list of Block Captains to Cheri for the Directory.

Enhancement Team – Jackie Rautio: Jackie stated that Holiday Decorations looked well. They will meet in January to discuss the Ramada Sale.

OLD BUSINESS

Dave said that the Annual Meeting is scheduled for January 17th at CPAC. Masking will be required and spacing will be required between persons not of the same household. Dean suggested that masks should be available and Tom agreed. It was stated that those who do not wish to wear a mask should stay home. Dave will draft a notice to make such matters clear.

NEW BUSINESS

The Holiday Parade will take place on Thursday 23rd. If weather permits, a bonfire will follow the Tree Lighting after the Parade.

Frank McCabe asked about an MMM reference to “Amended and Restated By-Laws” – it was clarified that these were for GVR.

A motion to adjourn was proposed by Gary and seconded by Cyndie. The motion passed without dissent and the meeting ended at 2.00 pm.

Respectfully submitted,

Doug Syme