

**ESPERANZA ESTATES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**MONTHLY MEETING ON DECEMBER 21, 2015  
EEHOA RAMADA 763 W CALLE DEL ENSALMO  
GREEN VALLEY, ARIZONA**

Members Present: Eric Ellingson, Tom Cooke, Ben Sheffield, Joan Moreaux,  
Dave Sielken, Dean Hess, Joe McCalpin, Kevin Welsh,  
Absent: Sam Barnard

At 1:00pm Eric announced that there would be a presentation by the Lions Club on there Recycle Facility before the Board Meeting. They explained what items were accepted, paper, moving boxes, aluminum cans, etc and that they are always looking for volunteers.

The meeting was Called to Order at 1:07PM by Eric Ellingson, President. 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 ask for additions or corrections to the Minutes from the November 16, 2015 meeting, there were none and they stand approved as submitted.

Treasurer's Report November 30, 2015 Financials - Joan Moreaux: On the Balance Sheet the only changes in Current Assets was the cash drawn down for the current months expenses and cash was broken down between Operating and Reserves, our total cash at the end of November is \$163,301. There were no changes to the Fixed Assets. Joan asked for questions and there were none. On the Income side we received Dues of \$350, a Transfer fee of \$300, \$200 in Other Income and \$3 in Interest. Through November we have sold 21 homes. There were no unusual expenses for the month and we are under Budget for the month and Year to Date.

A) Architectural Control -- Kevin Welsh: There were three (3) pre-sale inspections conducted and one approval for an Aluminum Ramada shade structure. He is also starting an Approval Log.

B) Capital Projects -- Joe McCalpin: There was no allocation of funds for the coming year. A proposed structure will come up later.

C) Common Area Maintenance -- Dean Hess: Hot Desert Landscaping keeps moving along with their projects. Pavers were installed on Holgado where the trail comes out of Mesquite Park to keep the rocks off of the sidewalk.

D) GVC – Joe McCalpin: Sandy Ritchie retired as Executive Director and Freeport-McMoRan sent a check to GVC for the HHW on March 19, 2016 and they had discussed the effects of the mine closing and they are still discussing the proposed round-a-bout at White House Canyon Road.

E) Neighborhood Relations : Eric reported for Sam that all is quiet.

F) Recreational Facilities -- Tom Cooke: We replaced the Spa Solar Cover and got a new cover for the Gator. Craig Surprise installed a heater in the Women's rest room and new light in the shower. Craig also relocated the Sensor for the Solar Coils on the Ramada Roof.

G) Hospitality -- Marla Ries: The Optimists Sausage Fest is set for Tuesday January 19<sup>th</sup> at 4:30pm details on other events to follow.

H) Neighborhood Watch – Mary Beth Wallace: Gary Lee is the new Block Captain on Del Norte and the Coordinator with SAV will redo their program in March. Check the Bulletin Board for Dog info.

I) Enhancement Team -- Barb McCalpin: A very busy start with decorating the Common Areas and Ramada plus the Elves on the Lamp Posts for the Holidays. We paid for the Metal Gate & Fence to keep the Javelina's out of the Trash, and Replaced a 30 cup Coffee Pot. We have a Guitar Concert coming up on February 13<sup>th</sup> with wine & cheese and the Ramada Sale on March 5<sup>th</sup>.

J) Gardeners – Bill Berdine: Presented a plan for landscaping Esperanza Park this year which included removal of gray gravel, planting 6 Pine Trees and some Texas Rangers plus other plants to be determined. Money was budgeted for this in 2016 and Bill had received some donations. It was moved by Dean and Seconded by Dave that the plan be approved, the motion carried.

Old Business: There was a discussion about the Javelina Barrier that had been installed around the Garbage cans and that it was paid for by Enhancement. This action was taken without a meeting and it was moved by Ben and seconded by Dave that this action be approved, the motion carried.

Ben then introduced the three candidates for the Board positions expiring in January. They are Eric Ellingson, Howland Swift and Frank McCabe.

New Business: Storage facility, Eric showed the footprint and site layout of the proposed building on the screen and then Ben presented a revised plan for a 20' X 32' building at the Tennis Court area that would accommodate Enhancement's needs as well as provide a place for the Gator and Tilly. It is a concrete block building to conform to EE's architectural theme. The revised cost estimate was \$32,000, and he ask for approval to spend up to that amount. There was a discussion regarding the project after which it was moved by Dean and Seconded by Joe that the Board authorize a budget of up to \$33,000 to build the building. The motion carried.

Miscellaneous Items: Tom announced that there would be coffee & Donuts on Wednesday the 23<sup>rd</sup> starting at 8:30am.

At 1:59pm it was moved by Joe and seconded by Ben to adjourn, the motion carried.

S/Ben D. Sheffield, Secretary