

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

**MONTHLY MEETING ON FEBRUARY 15, 2016  
EEHOA RAMADA 763 W CALLE DEL ENSALMO  
GREEN VALLEY, ARIZONA**

Members Present: Eric Ellingson, Tom Cooke, Ben Sheffield, Joan Moreaux, Dean Hess, Kevin Welsh, Dave Sielken, Frank McCabe, Howland Swift

The meeting was Called to Order at 1:00PM by Eric Ellingson, HOA President. Eric then asked if there were any new members or first time attendees? Patty Purcell, 964 Vereda Calma, a new member, was attending for the first time.

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

Eric then asked for additions or corrections to the Minutes of the December 21, 2015 meeting? There being none, the minutes were approved as submitted.

Treasurer's Report January 31, 2016 Financials - Joan Moreaux: Reported on the Balance Sheet that our Total Cash was \$261,840.78 (\$105,696.31 in Operating Cash and \$156,042.85 in Reserves.) Joan then explained the cashflow on page 2, that all Dues payments were deposited into Savings, then transferred into the checking account as required. Under Income we have collected dues from 334 members, with 17 outstanding for a total of \$5,950. We also collected \$200 in transfer fees; \$35 in late fees; \$100 in Periodico advertising, \$13 in interest, plus \$418.75 from the sale of EE Neighborhood Directories. The Gardeners transferred \$2,746.78 to the Association which is accounted for under CAM Account 5650 expenses. CAM & REC are under budget for the month. ADMIN of \$8,893.47 includes \$2,632.50 for GVC dues and \$5,127 for insurance ran over by \$340. We are under budget \$757.17 for the month. There were questions from the floor regarding our property insurance; it was mentioned that a number of Members have dropped State Farm as their rates were too high. Kevin asked about unpaid dues and what was the cut off date for late fees. Joan stated that it varies. Kevin asked if we planned to have our insurance re-quoted. There was additional discussion on the insurance.

A) Architectural Control - Kevin Welsh: Recapping for the year, there were 10 requests for reviews by A-C: 3 for paint, 3 upon resale, 1 random paint color from a neighbor, and 4 for planned alterations (1 to replace gravel with pavers, 1 to enclose a patio, 1 to enclose a garage, and 1 for the addition of a downspout to a garage scupper.) The Patio & Garage are still open; the other 2 are complete.

Howland and Kevin are working together and they have Jim Lindberg as backup. Just a reminder that Re-painting is probably the biggest thing that anybody does here, so be sure and call so that you get the right color and the best discount that is available

B) Capital Projects – Dave Sielken: There are no Capital Projects underway currently. We have completed an Asset Review of a very substantial amount of information that we already have; myself, Jim Copeland, and Vern Wise are putting together a total asset review. They are also proposing a new procedure for adding Capital Projects to present to the Board at some point in the future.

C) Common Area Maintenance – Dean Hess: Dean and Jim Copeland have contacted D&T Excavating and are obtaining costs to add gravel to Common Areas that were in this year's Budget. The areas are on Nueva, south of 615, 621 & 627, and on del Norte, north of 1172, 1178 & 1184. Dean is also working on a Tree Committee and they are making plans for planting in common areas. The recent increase in dumping fees at the County Landfill are being passed on to us by Hot Desert. Tom mentioned that Bill Pratt had done the annual tune up on the Gator which is greatly appreciated and our thanks to Bill.

D) GVC -- Joe McCAIpin: The most important thing is the Household Hazardous Waste on March 19<sup>th</sup>. This year there is a large EE presence with Frank McCabe and Cynthia Surprise taking on the Volunteer coordination and Kevin is working traffic. The proposed roundabout at the Continental and White House Canyon Rd intersection was discussed at the meeting on February 4<sup>th</sup> and it is dead. GVC's Environmental Committee is working with Freeport McMoRan on the Sulphur Plume which is very important to all of our drinking water. The Planning & Architectural Committee is working with the planners of the proposed Kino Landing project next to Green Valley Hospital regarding future expansions. There was a question about the Hazardous Waste hours; they are 8am to Noon.

E) Neighborhood Relations – Frank McCabe: There were two parking issues and a discussion between neighbors regarding a Mesquite Tree. Other than that, everything seems to be fine.

F) Recreational Facilities – Tom Cooke: We are going to have some tile repair this year by our resident handyman Greg Gramstad, Greg we really appreciate your help.

G) Hospitality -- Marla Ries: She hoped everyone enjoyed Lasagna Night and keeping in line with the International Theme they want to honor the Great Potato Famine so many years ago in Northern Ireland; they are planning quite an expansive Potato Bar that night. Final plans to follow. Cynthia Gates brought it

to my attention that we are experiencing more problems with the refrigerator. We may need a new refrigerator.

Eric remarked on how well attended the Concert was and the effectiveness of the set up on the seating arrangement.

H) Neighborhood Watch – Mary Beth: We still have EE Directories for sale. Several of us attended the SAV Training for Neighborhood Watch groups and found it very informative. SAV highly recommends that HOA Board members attend a session. One of our members mentioned that they have been receiving unwanted ‘deposits’ from Dog Walkers in their garbage and recycle bins.

I) Enhancement Team – Barb McCalpin: The first Event for the year was the Concert and it turned out very well, they were really pleased. Hewlett Crist, the guitarist, said that the acoustics in the Ramada were fantastic.

The next event will be the Ramada Sale on Saturday March 5<sup>th</sup>, and there will be a pre-sale for the EEHOA Members on Friday from 4 to 5pm. The team is still accepting donations for the Bake Sale and Ramada Sale.

There is a new item at the end of the Agenda regarding a new monument which Enhancement intends to be involved with.

They are also considering some upgrades for the Kitchen Area at the Ramada and they have a Committee to work on it.

After the Ramada Sale they are going to schedule a general clean-up day.

J) Gardeners -- Bill Berdine: Esperanza Park, they have planted 6 African Pine Trees and Wednesday morning they will have 19 more plants to be planted that are being delivered by Civano. Anyone that is available and wants to help plant, Wednesday is the day to do it.

There was a discussion about planting in the Common Areas and Quads, and that it should be a Board Decision; do not forget to Blue Stake.

Eric then put up a picture on the screen of the 6 trees that were planted.

Old Business: Ben Sheffield reported that the Storage Facility site work had been done and that confirmation of quotes and finalization of plans were in the works.

New Business: New Monument at Esperanza Park – Kevin Welsh presented a plan for Jim Copeland on the proposed Monument, which would include the Ceramic Arizona Flag and would be constructed with block to match EE’s style.

There would also be two benches with backs and a resetting of the Brick pavers.

There was a discussion of the layout of the project, how large the existing flag is and how the monument would be positioned to maximize presenting the flag.

It was moved by Dean and seconded by Howland that the project be approved, the motion carried.

There being no other business the meeting was adjourned at 2:04pm.

s/Ben D. Sheffield, Secretary