

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

**MONTHLY MEETING ON FEBRUARY 16, 2015
EEHOA RAMADA 763 W CALLE DEL ENSALMO
GREEN VALLEY, ARIZONA**

Members Present: Eric Ellingson, Ben Sheffield, Joan Moreaux,
Jim Lindberg, Dean Hess, Joe McCalpin, Kevin Welsh
Absent: Tom Cooke (excused)

The meeting was Called to Order at 1:00PM by Eric Ellingson, President. Eric then ask 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 of the December 15, 2014 meeting? There being none the minutes were approved as submitted.

Treasurer's Report January 31, 2015 Financials: Joan Moreaux reported on the Balance Sheet that we had \$109,830 in Operating Cash and \$135,275 in Reserves for a total of \$245,105. There were no changes in the Fixed Assets or Capital Projects in Progress. For this year there is only one Capital Project scheduled and that is Quad Driveways which is shown on the bottom of the page. Joan ask for questions on the Balance Sheet and there were none. Under Income we have collected members dues of \$117,300 and She is following up on collecting those that are unpaid. We also collected \$300 in transfer fee's; \$35 in late fees; \$100 in advertising and \$23 in interest. Under expenses for January CAM materials we purchased 6 lamp posts for inventory, patching for driveway cracks and some electrical repair at the monument for a total of \$262.61 plus the monthly maintenance contract. REC was normal except for gas which higher during the cold months at \$1,287. ADMIN was \$7,825.98 which includes \$2,362.50 for GVC dues and \$4,569 for our annual insurance bills. We are under budget in all three areas for a total of \$4,834. Joan ask for questions and there were none.

A) Architectural Control Jim Lindberg: Welcome everybody, we have a lot of work that is being done in the past couple of weeks here particularly on Solar Panels. We have two systems up and running and another one in the process. Lamp Posts, Tom has given us the name of a person that does repair, Gary Stephenson at 520-684-7246 should you have a need for this service or call Tom or any one of us. One other item Janet Kawalski , 1031 Regalo wishes to extend a room 5.5' S. off the back of her house, we reviewed the project and none of the neighbors have any concerns and it was approved.

Eric commented on the installation of Solar panels for Electricity. If you are anticipating Solar installation please contact Architectural Control, because we do have some authority to make minor changes at least to the installation of the solar panels to try and make things look a little bit better and that is good news for everybody. So please do not just put them up please contact Jim and he will take care of it.

B) Capital Projects Joe McCalpin: The only Capital Projects planned for this year will be the replacement of quad driveways on Regalo and the target date is to be completed by the end of March. He is still investigating installing solar lights in dark areas and hopes to have something soon, but nothing yet.

C) Common Area Maintenance Dean Hess: Palm Trees, we want Palm Trees trimmed by the end of June. Monstrosity does ours and they will do yours at the same time if you contract with them to do it while working in our Common Areas. Secondly Jim Copeland and I will be doing the second phase of gravel replacement in areas where the plastic is showing through as well as some areas that are just dirt. Dean received an e-mail that said the Gardeners did not have any money. This is not true as they have \$3,000 in their budget, however they do have to clear what they are doing through Dean as head of Common Area Maintenance.

Eric commented on the importance of having your Palm Trees trimmed as they can become a fire hazard when hit by lightning. And by contracting with Monstrosity they would be getting our rate of \$45.

D) GVC Joe McCalpin: - On Saturday January 31st we had the Household Hazardous Waste event and it was unique this year as there was no government money spent. The County backed out there agreement with the City of Tucson so we were stuck with raising the money so they raised it from the Mine and the Tohono Odam Tribe and a couple of other donations and in that time we served 747 cars on a miserable day and you should be proud as there was a significant representation of EE residents there.

E) Neighborhood Relations Sam Barnard: Other than dogs everything is under control for the most part.

F) Recreational Facilities Tom Cooke: - No Report

G) Hospitality Marla Ries: - I hope to see you all at Mardi Gras, the Hospitality Committee has researched great recipes of authentic New Orleans food so invite your neighbors and hope to see you here tomorrow at 4:30pm.

H) Neighborhood Watch Mary Beth: I have passed out all of the latest updates on our Members and I am encouraging the Block Captains to check there information to make sure that they are updated. Some of the things that they accomplished last year when they revisited the Members information were current phone numbers and who had keys to their homes.

I) Enhancement Team Barb McCalpin: We have one fund raiser under our belt and added to our treasury from that with one more coming up, The Ramada and Bake Sale, and we hope everyone will contribute and come by. We will do the same thing as last year and open up for EE residents between 4 and 5 pm on Friday March 6th.

J) Gardeners Jim Copeland reporting for Bill Berdine: A little update on the Shade Tree Park: The planting of all trees and shrubs has been completed; Repair of the stone retaining wall completed by volunteers; Water system installed and operational; Pergola construction was started with expected completion by the first week of March; Gravel and path work to be completed by the end of March; Quotes for repair of the steps will be secured and funding will be reviewed.

All costs with the exception fo \$1,300 from EEHOA will be covered by donations, including \$4,000 from The Enhancement Committee.

Kevin Welsh then described an alternative design to be used on the steps going into the Tennis Court from Shade Tree Park. He proposed that we have Miguel Lopez build them out of the same type of pavers used in the Pergola and so moved. Dean Hess seconded the motion. After a prolonged discussion period the vote was called and the motion failed.

Jim then requested an Architectural variance requesting the use of 8X8X16 block rather than the 8X4X16 block which is the standard for all of Esperanza Estates. After a lengthy discussion period including what the Board approved when this project was first presented and what if any cost savings there might be the request died for lack of a motion from the Board.

K) Arts Club Kevin Welsh: We got a little late start this year on our projects. Two of the three pots that are going to be done this year have been completed and are going to be placed in the parks as well as the large pot that will be going down to Mountain View Park. Kevin then asked for the Art's Club people that worked on these pots to please stand and be recognized. The second project is the Art Work to be mounted in the Niche's on the outside Pool wall. Samples were shown.

The third project was the funds raised from the Art Auction to build a Fireplace Oven at Shade Tree Park by the Pergola.

Kevin then outlined the project assisted by the slide presentation from Eric. There was a lengthy discussion including where this project should be built it was moved by Ben and Seconded by Joan that the Fireplace Oven be placed in Flag Park. The vote was called and the motion failed 5 to 3.

Joe moved that we build the fireplace oven in Shade Tree Park, the motion was seconded by Kevin. Comments from the audience were for and against and the majority were for the motion. The vote was called and the motion carried 5 to 3.

Old Business: At the Annual Meeting the question was raised about handicapped parking. The person who raised the question was contacted and it was determined that the intended purpose was to allow everyone who wanted to go to a community function to be able to get into and out of the Ramada.

It was determined that a volunteer effort to pick up and deliver these members would be the best solution. Kevin Welsh has volunteered to coordinate this project. This is now an official notification that this service will be provided to those who need transportation to and from community functions and Kevin will be the coordinator.

New Business: Hugh Gates handed out a hand written sheet showing the beginning and ending Net Asset balances for the years 2006 through 2014. He pointed out discrepancies on six of the years. These differences are do to the variances between in house statements and those that are presented by the CPA's after the books are closed for the year. We do not receive the CPA's statements until after the Annual Meeting.

The meeting was suspended at 2:20pm and restarted at 2:55pm to allow for a presentation by Green Valley Fire Department on AED's and how we might benefit by them. Contact No. 625-9400

At 3:25pm it was moved and seconded to adjourn, the motion carried.

s/Ben D Sheffield
Secretary