

Esperanza Estates Homeowners' Association Meeting

February 18, 2019

Members Present: President Dave Sielken, Vice President Tom Cooke, Secretary Ken Lindeman, Treasurer Kevin Welsh, Dean Hess, Max Perry, Dean Lockwood. Absent: Nancy Ferguson, Doug Syme.

President Dave Sielken called the meeting to order at 1:00 pm.

Secretary Lindeman confirmed the presence of a quorum.

Minutes from the meeting, 1/21/19 were approved.

Kevin Welsh presented the treasurer's report. Report was approved. After the report, Kevin resigned his position as Treasurer of Esperanza Estates HOA. Dean Lockwood volunteered to take on the treasurer position. Kevin Welsh made a motion to make Dean Lockwood treasurer of Esperanza Estates HOA. Dean Hess seconded the motion. Motion approved.

Committee Report Highlights

Architectural Control – Max Perry stated that plans were approved to install a new “paver” driveway at 787 Regalo. The plans met design and color requirements.

Capital Projects – Dave Sielken, speaking for Doug Syme, said the driveway at 606 Nueva is still an open project; it will require a “pumper truck” to get the cement where it needs to be.

Common Area Maintenance – Dean Hess reminded people that trimming of palm trees is an annual process. Homeowners are responsible for their own trees, however they can get the same rates as the HOA gets (\$55.00/tree) if they contact Monstrosity to have theirs trimmed. Trimming must be completed by June 1st. If the HOA needs to have homeowner palm trees trimmed, the rate will be \$75.00 per tree. Dean also stated that all trimming needs to have the “carrot top” trim for fire-safety reasons. A reminder will be sent out with the Monday Morning Memo at appropriate times to inform homeowners of the timing and cost if the HOA is required to do it.

Dean also stated that the work at Wishing Well Park was nearly complete with the pad, tables and benches now in place. A hand railing is going to be added and the top to the wishing well is being constructed. Dean also has the pavers to build a pad in Mesquite park.

Green Valley Council - New officers were installed on January 17th. The new president wants to try a new concept of having HOA presidents meet with him periodically in a “round table” setting. The first such meeting was attended by Dave Sielken and 15–16 other presidents.

Recreational Facilities – Tom Cooke shared that our pool is inspected twice yearly and has been since 1980. During the latest inspection, it was flagged for having the gate locks too low. The height of the locks has not changed since the first inspection, but the county has changed its inspection requirements. Tom has written a letter to the county highlighting five reasons why we should not be required to change the height of our locks. He is waiting for a reply. A number of years ago, Bill Berdine donated a tractor and trailer to the Gardeners club. This past month he asked if he could buy it back. It was taking up space in the tractor shed and has rarely been used. Tom sold it back to Bill for \$50.00.

Financial Committee – Kevin Welsh volunteered to chair the financial committee. Ken Lindeman motioned to have Kevin Welsh chair the financial committee. Max Perry seconded the motion. Motion carried.

Hospitality Committee – Robin Lockwood reported that the “Sausage Fest” was well attended with 130 paid meals. After expenses, there was still \$800.00 available as a donation to the Optimist Club. Robin thanked Jim Copeland and Terry Shay for their donation of a table and lamp that brought in \$510 for the Hospitality Committee.

Enhancement Team – The “Pingo Party”, planned to show appreciation for all the volunteer work in the community, has been moved to March 7th due to the adverse weather forecast. The Ramada sale will open for one hour Friday afternoon, March 1, for Esperanza residents. The open-to-the-public sale will take place on Saturday, March 2.

Gardeners – 50 person hours were put in last month in 4 different work sessions.

Old Business

- Financial Review Committee – see comments under 'Financial Committee' above

- Lamp post head replacement – A replacement lamp post head has been selected. It is available from Sea Gull Lighting – Model # 82065-12. Pricing will vary between \$45 and \$55 depending on sale prices and time of purchase. Homeowners will be responsible for the cost of a replacement. Tom Cooke will be your source should a lamp head need replacing. Kevin Welsh made a motion to accept the recommended lamp post head replacement. Dean Hess seconded the motion. Motion approved. Tom Cooke made a motion to keep two on hand at all times. Kevin Welsh seconded the motion. Motion approved.

- Pickleball court - The pickleball court committee selected a contractor to do the replacement – Custom Court and Tile. Max Perry laid out the costs as:
 - \$59,900 – Surface – 5 inch concrete slab with post-tensioning
 - 6,000 – Fencing – length and width
 - 2,000 – Permanent pickle-ball nets

Max Perry moved to reconfigure the tennis courts to four dedicated pickleball courts with permanent fencing. Kevin Welsh seconded the motion. Discussion revolved around making it a permanent pickleball facility without tennis or making it a dual purpose facility.

A vote was taken on the motion under discussion and approved with 5 yeas and 2 nays.

Dean Hess moved to amend the motion and delay any decision for two weeks to allow for further discussion. Dave Sielken seconded the motion. Discussion followed regarding the reason for the delay. The intent was to wait until the full board had a chance to vote based on the significance of the investment. The motion was defeated with 5 nays and 2 yeas.

- Committee to review Architectural Inspection form and CC&R's – Work in process – tabled with no specified date for review.

New Business – No new business

Motion to adjourn was made, seconded and approved. The meeting was adjourned at 2:45 pm.