

Esperanza Estates HOA

Minutes of Board Meeting

February 21st, 2022

The meeting was called to order at 1.04 pm by Dave Sielken.

QUORUM DETERMINATION

A quorum was confirmed by Ken Lindeman as the following were present at the Ramada.

Dave Sielken, Tom Cooke, Dean Lockwood, Ken Lindeman, Kevin Welsh, Cyndie Alto, Gary Rautio, and Debbie Ries. Sharon Falor was excused from the beginning of the meeting due to a prior commitment and joined the meeting at 1.51 pm.

APPROVAL OF MINUTES

The minutes of the Annual Meeting held on January 17th, 2022 were approved as distributed.

TREASURER'S REPORT – Dean Lockwood

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

The total of Checking and Savings accounts was some \$325k and that was some \$22k more than a year ago.

Dean noted that as of the date of the meeting all but 5 Annual Dues had been paid and there was one case still open from last year which requires a lien on the property.

The HOA's financial position is very sound. Short-term losses on investments were to be expected in the present financial climate and no immediate action is indicated. Natural Gas prices have risen some 40% compared with a year ago.

Dean noted that the Green Valley Council membership fee of \$4,200 was the same as last year and is due in March. As it is a budgeted item he will pay it. He wondered if a discussion is warranted on the value of membership in GVC. Kevin said that Hugh Rhine, our representative to GVC, would talk on the matter.

The Treasurer's Reports was accepted.

COMMITTEE REPORTS

Finance Review – Kevin Welsh: The committee had reviewed the accounts and all matters were found to be in order.

Architectural Control – Debbie Ries: Debbie noted that 4 Pre-sale Inspections had passed. Discussion of Exterior Paint will be under New Business. Dave noted that a vendor of Garage Doors required a two-week delay before painting. Kevin had resolved a Mailbox issue.

Capital Projects – Kevin Welsh: Kevin said no projects were in the works and none were proposed at present.

Common Area Maintenance – Cyndie Alto: Cyndie thanked the Gardeners for the work on the arroyo/new park which also would ensure safe water flow. She noted that trimming some Bird of Paradise bushes was yet to be completed.

Gardeners – Rod Harp: Rod reported that the Gardeners continue to be very active. They were looking at transplanting a Saguaro later in the year. He expected that some maintenance expenses for the Club Car (e.g. tires) would be needed.

Green Valley Council – Hugh Rhine: Hugh said he had attended two meetings of GVC. There was a lot going on. GVC have a new website since the end of January. There would be a lecture series on Air quality – dates will be announced next month. The meeting re. scheduling of Street Repair would be on February 22nd.

The issue of what EEHOA gets from GVC was aired. Kevin wondered what GVC achieved. Joe McCalpin assured the meeting that representatives of the HOAs do have a direct input. The total budget of GVC is some \$280k per annum. Dave noted that the Presidents of the GV HOAs meet through GVC and a lot of beneficial information is exchanged. It was agreed that Hugh should evaluate as he goes to future meetings and form recommendations thereafter.

Recreational Facilities – Tom Cooke / Gary Rautio: Tom asked Gary to report. Gary stated that it seems that panics are a daily occurrence. A flood in the Equipment room was caused by o-rings in the multiport valves having hardened. The heaters had needed repair. The Pool Cover had failed. The cover was 8 years old and typical life expectancy is five years. A new cover is on order at a cost of \$3,500 and will be installed once the contractor receives it – about 2-1/2 to 4 weeks is anticipated. Supplies storage units needed new door sweeps to combat rodents.

Greg Gramstad said that there were no issues at the Pickleball Courts to report. Play is well attended.

Neighborhood Relations – Gary Rautio: Gary had nothing to report. John Nesavich had not advised him of any issues.

Hospitality – Robin Lockwood: Robin said the Committee will meet on Wednesday at 10.00 am. It is hoped to have an event around March 8th or 9th. Robin noted that

Thirsty Thursday events are not organized by Hospitality. She noted that the Optimist's Sausage sale would be on Feb. 22nd at 4.00 pm.

Block Watch – Sharon Falor: Transformations are under way. Cyndie said that coordination with Block Captains and Bienvenidos is being prepared.

Enhancement Team – Jackie Rautio: Jackie invited all to join the monthly meetings. She regretted that the Ramada Sale is on hiatus as this raised \$4k to \$5k each year. She said Jim & Jody Hauge were going to paint the metal flowers which were getting rusty.

OLD BUSINESS

Dave said that Road Repair was progressing and roads west of Holgado will be completed before the end of this financial year (June 2022). He said a meeting this week would clarify schedules.

NEW BUSINESS

1. Standard Manufacturer of Exterior Paint (Note: This discussion supercedes the minuted agreement of the November 2021 Board Meeting). A range of opinions were aired. On the one hand, it was stated that a designated manufacturer would ensure a standardized level of quality. Tom Cooke stated that he did not think that such a designation could be supported legally. Dunn-Edwards paint is more expensive in general but a 10% discount has been available to EEHOA residents in the past. The quality and life of the paint should be a consideration. The level of gloss is noted in CC&Rs – only Flat or Semi-Gloss is permitted. It was pointed out that the objective ought to be the Color not the Source. After much discussion, it was agreed that, if a specific manufacturer was to be designated, a change to the CC&Rs would likely be needed, and EEHOA should *recommend* that Dunn Edwards paint is used. Further decisions were put off to a future date.
2. Rename the Pickleball Courts in honor of Max Perry. Sharon introduced this proposal which had been put to her by Terry Shea and Jim Copeland. Kevin proposed that the Courts be named “The Max Perry Courts”. The motion was seconded by Gary and passed unanimously.
3. Free EEHOA Name & Address Directories. The cost of Directories is not burdensome and the budget could easily allow a free directory to be made available to all who would want one. Cheri Day felt that charging \$5 per directory was seen as an unnecessary burden both on the homeowner and the persons charged with “selling” the directories. It was noted that EEHOA gives a directory as part of the Welcome Package but then has charged in following years. Sharon proposed a

motion that “One Directory should be made available free of charge to all EEHOA homeowners annually”. Debbie seconded the motion which passed without dissent.

A subsequent motion was proposed by Kevin that “Email addresses should not be included in the Directory”. Ken seconded the motion. Following some discussion of the merits, it was suggested that a decision should be delayed until later as the present directory has email addresses of those who wish to share them. Before making a decision we should wait to see if homeowners find the Email addresses a useful addition. It was noted that if the motion were to fail it would delay a decision. Four votes supported the motion with five votes opposed. The motion failed.

4. Impose parking fee for multiple day offenders. Kevin introduced the discussion by saying that some homeowners are parking on the street for extended periods. It was noted that the CC&Rs provide for Campers to be allowed for up to 48 hours four times a year but nothing specific addresses what is allowed for cars. It is a matter both of appearance and safety. After discussion, it was agreed that homeowners should be asked politely not to park overnight on the street. It was pointed out that the CC&Rs provide for parking permits. Many at the meeting were unaware of this possibility.

A suitably worded reminder will be provided for publication in the Monday Morning Memo. Sharon will inform Block Captains that they may distribute permits.

A motion to adjourn was proposed by Gary and seconded by Sharon. The motion passed without dissent and the meeting ended at 2.55 pm.

Respectfully submitted,

Doug Syme