

# ESPERANZA ESTATES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

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

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

The meeting was Called to Order at 1:04 PM 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 asked for additions or corrections to the Minutes of the February 16, 2015 meeting. There being none, the minutes were approved as submitted.

Treasurer's Report February 28, 2015 Financials: Ben Sheffield reported on the Balance Sheet that we had \$103,626 in Operating Cash and \$135,275 in Reserves for a total of \$238,901. There were no changes in the Fixed Assets or Capital Projects in Progress. Ben asked for questions on the Balance Sheet and there were none. Under Income we have collected members dues of \$2,100 plus \$100 Transfer Fee, \$175 in late fees, Interest \$19, Advertising \$315, and \$417 from Neighborhood Watch on the sale of Telephone books for a total of \$3,126. Under expenses for February CAM Materials shows \$3,750 paid to Monstrosity for Tall Tree Trimming and this should be account 5300. REC and Admin were normal. We are under budget year to date. Ben asked for questions and there were none.

A) Architectural Control Ben Sheffield reporting for Jim: There has been minimal architectural review since the last meeting. VanApeldoorn's had Miguel enclose their garage and Solar City completed the Solar Panel installation at the Blum's.

Eric emphasized the importance of contacting Architectural Control before you install Solar Panels. We cannot prevent you from installing them; however, we do have the authority to insure that they are installed in a manner that is the least invasive for your neighbors and to insure that there is nothing going into the common areas that is not appropriate.

B) Capital Projects Joe McCalpin: The only Capital Projects planned for this year will be the replacement of quad driveways on Regalo and we hope to have someone

under contract by the end of next week with a completion date by the end of April.

C) Common Area Maintenance Dean Hess: We put down 96 tons of gravel which should take care of us for this year. We covered bare areas and some other areas where the plastic sheeting was showing and sand had worked through. We are probably two-thirds completed with the cleanup on the wash behind the houses on South Napa; they are working on that today.

Dean mentioned the importance of having your Palm Trees trimmed timely so that the Board did not have to spend their time contacting homeowners. If you contract with Monstrosity now you will be getting our rate of \$45 per tree and they will be done at the same time as the Association's.

Tom Cooke mentioned that the first round of weed spraying is now 95% complete. We were delayed due to high winds, but the rest of the areas will be covered in the next few days.

D) GVC Joe McCApin: The Affordable Care Act has a provision whereby the Seniors Medical Deductions Exclusion will go from 7.5% to 10% which is a significant increase. The Council has drafted a resolution and is sending it to our legislatures to try and get this provision removed. At the last meeting David Wagoner gave a presentation on the new Hospital which has a projected opening of May 1, 2015 based on getting a temporary permit of operation with the medical office scheduled to open June 1, 2015. Over 240 volunteers have signed up to support the hospital. The Council has also prepared a hand-out to be given to Realtors outlining the responsibility of HOA's and the information they need to provide to prospective Buyers. It is modeled after the Canoa Seca HOA's current system.

EEHOA already does everything that is required.

E) Neighborhood Relations Sam Barnard: The Homeowners dogs are behaving themselves really well and even the people are.

F) Recreational Facilities Tom Cooke: A shower head in the Women's bathroom was replaced. The Pool Cover, which is still under warranty, required some adjustments and the Spa Cover needs to be replaced. There have been some issues with the Spa Heater which appear to be caused by back pressure from the Filter. This is being worked out with Green Valley Pools.

G) Hospitality Marla Ries: Tomorrow night is the big Soup Cook Off, we have 16 entrants. In April we have Coney Island night, then Cinco de Mayo in May. It's not over yet folks.

H) Neighborhood Watch Mary Beth: No Report

I) Enhancement Team Barb McCalpin: For the Ramada Sale about \$4,300 came in and we are very pleased with all of the help and participation we got from our residents. We do not like to keep a big balance, preferring to put the money right back into the community. So these are the things we have authorized for the end of this season. We finished the payments on the Pergola which totaled \$4,100 and authorized the purchase of a bench for the new park. We have moved the large table and 6 chairs from the Ramada to Shade Tree Park as they did not really match. We are going to add two more rectangular tables and eight more chairs to the Ramada. We purchased two First Aid Kits, one for the pool area and the one for the Tennis/Pickleball area. We are constantly in need of good storage space and the Enhancement Team has established a reserve of \$2,000 toward that end. And the last thing is I would like to thank Vern Wise for all of his help to research on the AED's. We have purchased one that will be installed in the Pool Area. Barb feels that this should be under Board Control as part of our Equipment.

CPR classes are offered by the GVFD at a cost of \$35 per person; if we can get enough for a class (10 - 15), they will conduct the class here at the Ramada.

J) Gardeners Bill Berdine: With regard to Shade Tree Park, we are finished except for maintenance for the trees that are there and the watering system plus some pest management. We also need signs so we do not have golf carts or bicyclers using the pathway. There is plenty access onto Meek's driveway. The park looks very good. They planted 11 grasses around the HOA, 5 in Mesquite, 3 along Holgado, and 3 in a mound at Mountain View, plus 9 more around the pathway at Mountain View. We do have a need for help to water Mesquite Park year round. We need a volunteer to help out.

Joan White and the Amoroso's have donated a pot and an Agave at Mountain View Park.

K) Arts Club Kevin Welsh: Updated the meeting with the status of the Pergola and the Fireplace/Oven. The Pergola is completed and the three pots that the Arts club completed this year will be placed soon. One at Napa & Portillo, one on Del Norte the primitive pot will go in Mountain View plus the 2 blue pots that Marla purchased. That wraps up the Arts Club projects for this year.

Kevin then moved to install the tile plaques in the niches on the North Pool Wall it was seconded by Joe the vote was called and the motion carried. These plaques will be removable.

Kevin said that the movies are still on-going and will be until May. He will be on vacation in May and at the last Arts Club meeting he gave his notice that he will be stepping down as President so someone else will be giving these reports in the future.

Old Business: None

New Business: Marla reported that Jim Copeland has done some work at the Flag Park area and is requesting that the Board grant permission to install a Flag Pole (telescoping) and a BBQ. He has the funding for these items. He has a volunteer to raise and lower the flag at appropriate times, Federal Holidays.

It was moved by Joe and seconded by Ben that the Board approve the installation of the Flag Pole and BBQ as funded by donations. The motion carried.

On March 3<sup>rd</sup> a Homeowner requested permission to replace the gray gravel in the area adjacent to their Quad plus the same area in the adjoining quad. The Board unanimously approved this action without a meeting. Ben moved and Joe seconded the motion to approve this action. The motion carried.

Eric then discussed the need for a guest policy for those using our facilities and how it should function. After a lengthy discussion on the subject, Tom Cooke offered to draft a policy to be presented at the next meeting.

With no further business, the meeting was adjourned at 2:21pm.

s/Ben D Sheffield  
Secretary