

Esperanza Estates Homeowners' Association Board Meeting

March 18, 2019

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

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

Secretary Lindeman confirmed the presence of a quorum.

President Sielken announced that Nancy Ferguson stepped down today from the Board.

Minutes from the 2/18/19 meeting were approved.

Dean Lockwood presented the treasurer's report. Dean noted that we have \$1,231 in the Accounts Receivable account. This is made up of three (3) dues payments plus late fees. Dean also stated that he received dues from a property owner that had a difficult time meeting the dues deadline due to personal circumstances. Dean made a motion to waive the \$35 late fee for this property owner. Dean Hess seconded the motion. Motion approved.

Max Perry suggested money donated (\$1,575) for the "pickleball project" be set aside for spending directly associated with purchasing add-on's required as determined once the main project was completed. After discussion, the decision was to accept the donations as income for Esperanza Estates general fund. Having no further discussion, the Treasurer's report was approved as presented.

Committee Report Highlights

Finance Review – Kevin Welsh said they had their first financial committee meeting. They developed a Mission Statement, defined their specific duties, identified internal controls and defined "membership" requirements. Dean Hess motioned to approve Financial Committee mission statement, duties, controls and membership requirements. Dave Sielken seconded the motion. Motion approved. Current committee members are Kevin Welsh – chairman, Hugh Rhine and Treasurer Dean Lockwood. Treasurer will be a standing member (non-voting) of the committee. A review of accounting books showed they balanced.

Architectural Control – Max Perry stated that plans approved for a paver driveway at 787 Regalo were implemented and the driveway looked very nice. Home sale inspections were very few this past month.

Common Area Maintenance – Dean Hess stated that picnic tables and benches are now in all parks. Again he praised the Gardeners for their work in bringing all the parks to the best that they have looked in many years.

Dean motioned to appoint Jim Copeland as an assistant for Common Area Maintenance. Kevin Welsh seconded the motion. Discussion followed where Dean said he and Jim work very well together. He had discussed this with Jim prior to the meeting and Jim thought it a good idea. Motion approved.

Green Valley Council - Dave Sielken stated he would post in the MMM that the GVC rep position was open and that he was seeking volunteers for this position.

Recreational Facilities – Tom Cooke shared that a leak developed in the solar panel plumbing from the cold weather we recently experienced. Craig Surprise arranged to have the leak repaired; the pool area phone required service by CenturyLink.

Hospitality Committee – Robin Lockwood said they have received a bid for sliding drawers in the serving area and will be pursuing this project.

Enhancement Team – With a successful Ramada sale and fun Pingo party honoring all the volunteers in Esperanza Estates, the Enhancement team is winding down for the summer. Jackie Rautio stated they will continue to look at painting mail boxes and posts as a fund raiser.

Gardeners – 75 person hours were put in this past month as they finished all the trimming in our parks and planted 40 Agave plants and 10 miscellaneous cactus.

Old Business

- Pickleball courts – Max Perry shared a project timetable for resurfacing and preparing the courts for pickleball play. The project will start April 2 and be complete by the end of May.

A letter written by Ben Sheffield, was submitted to the Board for consideration regarding the process of abandoning the tennis courts without member approval. While the tennis courts were not abandoned, the courts were re-purposed for the activity in high demand at this time. The courts needed re-surfacing independent of their use. An open meeting was held to discuss use of the courts and there was a minimal request for tennis courts and high demand to use the courts for pickleball. For safety reason's the board made the decision to make the courts a single-use facility. The letter was taken into consideration but it did not address safety issues associated with having a dual-use facility.

- Committee to review Architectural Inspection form. After discussion, the issue does not seem to be the content of the form, but the implementation of the form. Additional review is required.

Motion to adjourn the meeting was made by Doug Syme, Kevin Welsh seconded. Motion approved. The meeting was adjourned at 2:50 pm.