

Esperanza Estates HOA

Minutes of Board Meeting

March 20, 2023

The meeting was called to order at 1:05 pm by President Dave Sielken.

QUORUM DETERMINATION

A quorum was confirmed as the following were present.

Dave Sielken, Tom Cooke, Kevin Welsh, Gary Rautio, Ken Lindeman and Sharon Falor.

Dean Lockwood, Debbie Ries and Cyndie Alto were absent.

APPROVAL OF MINUTES

The minutes of the Board Meeting held on February 20th, 2023 were approved as distributed.

TREASURER'S REPORT – Kevin Welsh

Treasurer's Report

Kevin Welsh presented the Treasurers report for February. After 2 months, the HOA budget is \$8,200 favorable to plan. 2022 financial statements were compiled and used in preparation of our 2022 tax return. Kevin Welsh made a motion to approve the 2022 financial statements as compiled and reported by the CPA. Dave Sielken seconded the motion. The motion was approved unanimously.

The Treasurer's Report was accepted.

COMMITTEE REPORTS

Finance Review – Kevin Welsh: No financial discrepancies were noted from a review of the documents. Kevin said the CPA asked for a "Reserve Study". The Finance Committee will be looking at what's required to do this study.

Architectural Control – Debbie Ries: Debbie had no issues that required board action.

Capital Projects – Tom Cooke: No activity to report. However, Lyle Huculak is researching options to replace heaters at the Ramada. Some options include a gas line with ceiling heaters or electric radiant heaters. More to come.

Common Area Maintenance – Cyndie Alto: Cyndie had no issues that required board action. She did receive a formal response from Pima County Flood Control regarding the inspection of the wash on S. Camino Holgado. District staff removed sediment, vegetation and debris from around the flap gates. The concern that generated this request has been addressed and considered closed.

Gardeners – Rod Harp: Rod reported they have 15 active members. No issues required board action.

Green Valley Council – Hugh Rhine: Hugh stated that the GVC is in search of a Treasure and another executive board member.

Recreational Facilities – Gary Rautio: Gary reported that the canvas tarps at the pickleball court are badly deteriorated and will be replaced. He also stated the pool service recommended the sand filter should be replaced. He is currently checking prices. No issues required board action.

Neighborhood Relations – Deb Wright has two issues in process. Discussion centered around how much information is given to renters when they rent for 30 days or more. Also, when a property is rented, should the HOA be informed with whom and the length of time. Additional discussion is required.

Hospitality – Robin Lockwood: No report at this time.

Welcome Corps – Sharon Falor: Sharon reported that a new owner welcoming coffee & cake meeting is planned for 10:00 am on April 6th. She also presented a map showing team member responsibility areas. Currently she has 15 team members.

Enhancement Team – Jackie Rautio: Jackie stated the Enhancement Team held two major events this year. The first was a Spring Sale with dessert and coffee that netted \$3,700. The second was the Ramada Sale which also netted \$3,700. Their current treasury has a balance of \$9,700.

OLD BUSINESS

- Gardeners Shed/Storage Building Issues – Tom Cooke cleaned and repainted the bottom of the door, Steve Alto cleaned out the gutter (the gutter was full of debris causing water to overflow and splash against the bottom of the door) . He also firmed up the long disposal pipe to ensure water runs away from the building. Issue resolved.
- Pool & Spa Temperature's - Further monitoring is required. The solar system was reset to activate at a different time. No action required at this time.

NEW BUSINESS

- Mary Beth Wallace Quilt proceeds – Donna Shay said that she had taken the quilt to have it appraised. A suggested fair market value (FMV) is \$950.00. Donna is looking into options regarding the best way to handle the quilt.
- 786 Ensalmo Request for Proceeds rejection – Ken Lindeman shared that the work that he was doing came to an abrupt stop when the judge rejected his request for excess proceeds. The judge was very firm in the denial stating that Esperanza Estates HOA is a corporation and as such must be represented by an attorney. After discussion, Hugh Rhine said that an attorney normally shows up at GVC meetings for a question and answer period. Hugh said he would try contacting the attorney (Michael S. Shupe) and put us in touch with him if it was something the attorney wanted to respond to.

ADJOURNMENT

Ken Lindeman moved to adjourn. Gary Ratio seconded the motion. The motion passed without dissent and the meeting ended at 2:35 pm.

Submitted by Ken Lindeman