

**ESPERANZA ESTATES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**MONTHLY MEETING ON MARCH 21, 2016  
EEHOA RAMADA 763 W CALLE DEL ENSALMO  
GREEN VALLEY, ARIZONA**

Members Present: Eric Ellingson, Ben Sheffield, Joan Moreaux, Dean Hess,  
Kevin Welsh, Dave Sielken, Frank McCabe, Howland Swift  
Absent: Tom Cooke, Excused

The meeting was Called to Order at 1:00PM by Eric Ellingson, President. Eric then asked if there were any new members or first time attendees? Chris Van Lonkhuyzen (1149 Excelso), a new member, was attending for the first time.

Having determined that a quorum was present, the meeting proceeded.

Eric then asked for additions or corrections to the Minutes of the February 15, 2016 meeting. There being none, the minutes were approved as submitted.

Treasurer's Report February 29, 2016 Financials -- Joan Moreaux: Reported on the Balance Sheet that our Operating Cash was \$103,333.66, with \$156,042.85 in Reserves, for a Total of \$259,376.51. There were no changes in the Fixed Assets. On page 2 there was \$5,000.00 transferred from Savings to Checking and after all payments, the Balance in Checking is \$6,358.89. On our Profit & Loss Statement, we collected \$3,500 in Dues, \$100 in Transfer Fees, \$140 in Late Fees, \$34.76 in Interest, and \$50 in Periodico Advertising. Other Income included \$350 collected on prior year's Dues, and \$25 for a Lamp Head. CAM, Rec and Admin, all under Budget for the Month and Year to Date, are \$2,203 under budget. Joan answered a question about what was spent on Esperanza Park and there was a question regarding our Insurance coverage.

A) Architectural Control - Kevin Welsh: We had 6 Pre-sale Home Inspections during February, with 2 so far in March. The most common issue we found was with paint color, which always seems to be an issue. Two other items were worked on this month: 1st, the plans for the Ramada kitchen renovation were reviewed and approved; 2nd, there have been several installations of 'shade sails' in the HOA. These are triangular pieces of fabric designed to shade a small area. They are considered a 'permanent' modification and must be installed horizontally, in either a tan or brown color, to blend in with the features of the home. If you are considering installing one, please contact Architectural Control beforehand.

B) Capital Projects – Dave Sielken: The Process Committee has been reviewing the Quad Driveways and there was only one issue found at 155 Holgado where there is a masonry block Bumper Curb that needs to be replaced. Dave then discussed a proposed procedure for adding Assets to the HOA; no action taken.

C) Common Area Maintenance – Dean Hess: The Gardeners Committee will meet on Wednesday after Coffee & Donuts. Dean is proposing that the Gardeners take over the responsibilities of the Tree Committee.

D) GVC -- Joe McCalpin: The Household Hazardous Waste Event was the biggest activity; without Esperanza volunteers it would not have happened. Craig & Cynthia and Frank McCabe ran the Volunteers and Kevin did traffic. Joe does not have the final numbers yet, but it is clear that they collected and processed more than they ever have in the past. There are three Bills in the Legislature that involve HOA's, and GVC has recommended a No vote on two issues. The third measure concerns electronic balloting; this could provide a cost-savings to HOA's and GVS supports it.

E) Neighborhood Relations – Frank McCabe: Everything is calm in Esperanza.

F) Recreational Facilities – Tom Cooke: Tom reported via e-mail that all is well.

G) Hospitality – Marla Ries: Hospitality bought a new Refrigerator for the Ramada kitchen. A 'Return to Coney Island' event is set for next month.

H) Neighborhood Watch – Mary Beth: Eric & Howland reported for Mary Beth that the SAV Training events were very helpful. Howland reminded that calling 911 to report suspicious activity is the recommended practice in Green Valley. It was mentioned that an outside crew was going door-to-door, soliciting homeowners to re-paint their house numbers on the curb. It was agreed that further research needed to be done and to bring it up at the next meeting

I) Enhancement Team – Barb McCalpin: The Ramada Sale took in \$4,600; some items were held back to be sold on eBay and the proceeds will increase the total. They have also saved out some items for a future event that is being planned for later this year. The support from all EE residents was greatly appreciated.

Enhancement purchased a fourth Storage Bin for pillows and a two-wheel dolly. The old, heavy wooden folding tables were sold and will be replaced with lighter plastic ones. They are going to have a painting project day to spruce up some of the existing tables and chairs in the Ramada this Thursday and Friday.

Barb then described the remodeling that they were proposing for the Kitchen Area

of the Ramada, with illustrations on-screen. Funding of the project will come from the Arts Club, Enhancement, and private donations. After discussion of the project, it was moved by Dave and seconded by Howland that the Board approve the project as presented; the vote was called and it carried.

J) Gardeners – Jim Copeland: Bill Berdine has stepped down. Esperanza Park is nearly completed; a watering system was installed and will be used for 2 years until the new plantings are established. The Gardeners are restructuring, changing their emphasis from redoing our Parks to helping homeowners understand what is required in the desert, acting as a resource for everybody here as to what planting should be, and should not be, done; the Gardeners and the Tree Committee will now be one. The next meeting of the Gardeners will be Wednesday after Coffee & Donuts. There will be a Special Meeting at the Ramada on March 28<sup>th</sup> at 1:00 pm; Master Gardener Pat Pearson will speak about Wild Flowers and plantings to attract Humming Birds. All Gardeners Meetings are open to the Members.

Eric thanked Bill for all of the work that he had done over these past years and included Dean as it was a cooperative effort.

Old Business: Ben Sheffield reported that we should have the building permits for the new storage building tomorrow, if the County was on schedule.

New Business: Howland reminded residents leaving for the Summer to call SAV so they will check your house while you are away, and to give them the names of any key holders for your house.

Dave mentioned that a Member asked about repeating the AED training class. The regularly scheduled instruction by the Fire Department was mentioned.

Jim Copeland presented a Cost Estimate of \$5,100 for the new monument at Esperanza Park; he asked that this project be considered for next year's Capital Projects budget. Following considerable discussion, it was moved by Ben and seconded by Dean that this project be considered as a 2017 Capital Expenditure; the vote was called and the motion carried.

Miscellaneous: Kevin announced our annual drive-in movie will once again be screened this Wednesday on the Shay's Garage Door.

For those who file AZ Income Taxes, there is a Tax Credit for Arizona Schools.

At 2:53 pm Ben moved and Howland seconded that we adjourn; motion carried.

s/Ben D. Sheffield, Secretary

