

Esperanza Estates HOA

Minutes of Board Meeting

March 21st, 2022

The meeting was called to order at 1.00 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, Debbie Ries, and Sharon Falor

APPROVAL OF MINUTES

The minutes of the Board Meeting held on February 21st, 2022 were accepted 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 Operating Account is nearly \$119k and is \$15.5k ahead of last year. Dean said the first months of 2022 had been rough on investments, but our Reserve account was still up \$1.3k compared to this time last year and thus our total checking and savings were up by some \$16.8k.

Dean noted that the accounts receivable represented unpaid dues. One late payment with interest had been received that day and the others were progressing. There was one case still open from last year which, together with this year's dues, will be collected at the finalization of foreclosure proceedings.

Dean repeated his concern about Natural Gas prices and reminded us that the pool had been uncovered as we await a new cover.

Our expenses year to date were favorable to budget by \$6k.

The Treasurer's Reports was accepted.

COMMITTEE REPORTS

Finance Review – Kevin Welsh: Kevin opened his remarks with a review of the advice received from our Financial Advisor at Edward Jones. In summary we need to keep our reserves liquid to minimize risk – the only exposure is to inflation.

The committee had reviewed the accounts and all matters were found to be in order.

Architectural Control – Debbie Ries: Debbie reported that 3 Solar Installation pre-approvals were received and one finalized. Also, there was a matter of Shutters on Regalo and of Paint on Napa. In general, a quiet month.

Capital Projects – Kevin Welsh: Kevin had nothing to report.

Common Area Maintenance – Cyndie Alto: Cyndie thanked homeowners that bagged their waste for pick-up by Points West – thus giving more time for landscaping work.

Gardeners – Rod Harp: Rod was not present. It was stated that some homeowners were creating “javelina feed” by injudicious use of fertilizer. Tom reported that weed spraying was in full swing.

Green Valley Council – Hugh Rhine: Hugh attended his 3rd meeting the previous week. He reorted on GVC activity; A meeting to discuss Emergency Response is scheduled for March 24th at 9.00 am; He reported that participation at 92% of voters in Green Valley was the highest in the State. He noted that changes in voter choices were being discussed. 75% of voters do so by mail.

Dave noted that he attends the GVC Presidents’ circle where useful information is shared.

Recreational Facilities – Tom Cooke / Gary Rautio: Gary reported that pool users are damaging the spa timer by turning it beyond the internal stops. He requested that the timer be left to run and not to attempt to turn it off. New door sweeps had been installed to stop rodent invasion. The pool cover is expected to be installed by month’s end. Gary thanked Hospitality for the clean-up after the Chili Event.

Kevin suggested using an air-button to activate the timer. Doug Syme said he would be happy to help Gary install one.

Greg Gramstad said that there were no issues at the Pickleball Courts to report. The new sign is in place.

Doug noted that pads for the AEDs were beyond their use-by dates and replacements were expected soon.

Neighborhood Relations – Gary Rautio: Gary had no input from John Nesavich. He said we need to remind homeowners not to feed wild animals. This is not permitted by State Law. Reminders re. parking on sidewalks will be included in the Monday Morning Memo.

Dave noted that people are leaving bags of dog poop on trails. Sharon said this seems to be getting worse. A suggestion by John Creagh to install waste cans was roundly rejected. Reminders will be published in the MMM.

Hospitality – Robin Lockwood: Robin reported that 132 people paid for the Chili Event on March 8th which was a great success. She thanked the Chili Cooks for their contributions.

She noted that a Singles Happy Hour was being planned.

The next event will be a Hamburger/Hot Dog Grill on April 5th with Cocktails at 4.30 and food at 5.00 pm.

Robin invited anyone who needed Name Badges to contact her or Debbie Ries.

Robin reported that a memorial brick was awarded to Jane Ellingson.

Robin questioned whether tables with broken legs should be fixed or thrown out – Kevin said that Jerzy had a welder and some may be saved.

Block Watch – Sharon Falor: Sharon noted that our Block Captains would operate in a “local” manner as national Neighborhood Watch regulations call for background checks and fingerprinting. Our requirements will be rewritten.

Due to the lack of activity during the Covid Pandemic, “Catch-up” efforts would be initiated to welcome new homeowners and bring them up to date about procedures and available help in home safety. A meeting will be held in April. New block Captains are needed.

Enhancement Team – Jackie Rautio: Jackie noted the last meeting before summer will be March 14th. She said that Enhancement had funded 8 new chairs for the Shade Tree Park at a cost of \$400 – Kevin had installed them. She wished everyone a good summer.

OLD BUSINESS

Dave said that users of the Ramada must put back furniture as it was found. Jackie noted that yoga would be finished after another week.

It was agreed that a soft approach to parking issues would be tried initially.

NEW BUSINESS

Furniture will be assessed for repair or replacement as noted above.

Kevin located a map of EE – it will be installed in the Ramada by the notice board.

ADJOURNMENT:

A motion to adjourn was proposed by Ken and seconded by Dave. The motion passed without dissent and the meeting ended at 2.07 pm.

Respectfully submitted,

Doug Syme