

Esperanza Estates Homeowners' Association Meeting

April 16, 2018

Members Present: President Dave Sielken, Vice President Tom Cooke, Secretary Ken Lindeman, Treasurer Kevin Welsh, Frank McCabe, Dean Hess, Howland Swift, Nancy Ferguson, Max Perry.

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

Secretary Lindeman confirmed the presence of a quorum.

Minutes from the March 19, 2018 meeting were approved.

Kevin Welsh presented the treasurer's report.

Committee Report Highlights: Architectural Control - Nancy Ferguson reported completing 5 pre-sale inspections; Capital Projects – Frank McCabe reported no changes from last month; Common Area Maintenance – Dean Hess stated a tree at the end of Vereda Calma and a large branch in Esperanza park were being removed; Green Valley Council – Bob Winterland had nothing to report since the GVC was meeting later this week; Recreational Facilities – Tom Cooke thanked Craig Surprise for all his work during the re-coating of the Ramada and also thanked Greg Gramstad for fixing hinges on entry gates to the swimming pool; Finance Review – Howland Swift reported nothing new; Neighborhood Relations – Eric Ellingson reported no new issues; Hospitality – Nancy Ferguson reported the “Spring Fling” was a success with approximately 135 people attending; Neighborhood Watch – Mary Beth Wallace introduced Paula Elder as her new block captain; Enhancement team – Jackie Rautio reported we would be getting new storage bins, 4 new heaters and 8 new propane tanks at the Ramada; Gardeners – No change.

Old Business:

- Re-roof of HOA buildings – Tom Cooke said that during the re-coating process of the Ramada, serious re-sculpting was needed. This was done. Two remaining HOA buildings will now be re-coated. Coating is expected to last 5 to 6 years.
- Pledge drive update – Dave Sielken said that EE HOA has 150 pledges of \$48,000. In total; the drive for enough pledge money to acquire the vacant property on Esperanza Blvd has been achieved. Next steps:

- Las Campanas HOA has agreed to purchase and add the lot to their common areas.
- An agreement has been reached with Las Campanas HOA that the condition of the property will remain as is.
- Deed Restrictions will be placed on the property to restrict any kind of building on the property.
- Once the deed restrictions and all paperwork is in order, pledges will be asked to be honored.

New Business:

- HOA Insurance options – Kevin Welsh said that John Nesavich has done a complete review of our current HOA insurance policy. John, a current resident, has over 30 years of insurance experience. He said that, when the current policy was changed from State Farm to American Family, no changes were made to the way the policy was written. John has identified some changes to the policy that can give us better coverage with a slight increase in premium. Kevin was asked to move forward with the review. He will bring a recommendation to the board with various options and impact to the premium.

Motion to adjourn the meeting was made, seconded and approved. The meeting was adjourned at 1:55 pm.