

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

**MONTHLY MEETING ON APRIL 18, 2016
EEHOA RAMADA 763 W CALLE DEL ENSALMO
GREEN VALLEY, ARIZONA**

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

The meeting was Called to Order at 1:00PM by Eric Ellingson, HOA president. Eric then asked if there were any new members or first time attendees? There were none.

Having determined that a quorum was present the meeting proceeded.

Eric then asked for additions or corrections to the Minutes of the March 21, 2016 meeting? There being none, the minutes were approved as submitted.

Treasurer's Report March 31, 2016 Financials – Joan Moreaux: Reported on the Balance Sheet that our Operating Cash was \$92,859.44 with \$156,089.32 in Reserves, for a Total of \$248,948.76. The Fixed Assets now show Capital Projects in Progress of \$1,500.00 which represents the site work for the foundation of the new Storage Building. We also have a change to our Liabilities which now show one Assessment of \$350 Paid-in-Advance for 2017 and the balance of the Garden Club Donation in the amount of \$2,019.15 has been moved from Income to Prepaid Gardeners Expense. The top of Page 2 shows the activity between Savings & Checking for the month's activities. We received 3 member dues for \$1,050.00, 5 transfer fees totaling \$500.00, Interest of \$57.40, Advertising of \$185.00, and \$50.00 in Other Income. CAM Labor & Materials reflects new gravel placed in the areas at the East end of Nueva and behind the houses on the NW Corner of Del Norte. We are over budget \$162.61 for the month of March and under budget YTD by \$1,175.43.

A) Architectural Control – Kevin Welsh: We had our normal Monthly activities of pre-sale Home Inspections and other requests which were ordinary. The one thing that has come up are requests for the finish on the paint. The web site shows all of the colors but does not specify the finish except for satin or semi-gloss black for metal gates and lamp posts. Kevin is proposing to the Board, for consideration at the next meeting, that the allowable trim finishes be eggshell, velvet, or semi-gloss and that the base colors be either velvet or egg shell. There was a member question regarding lamp posts as several appear to have been painted high gloss. There was some discussion by the Board and Audience; no action was taken.

B) Capital Projects – Dave Sielken: A broken masonry block curb was replaced behind 155 Holgado at the same time the foundation slab was being poured for the Storage Building at the courts, both using reinforced concrete.

Dave then discussed a proposed procedure for adding Assets to the HOA. There was a lengthy discussion, after which it was moved by Tom and seconded by Dean that the following should be put on the web site: “If you have any ideas for a New Capital Project, take it to the Board Member in charge of Capital Projects for the required steps to present it.” The motion carried.

C) Common Area Maintenance – Dean Hess: Basically we are going along pretty good. I have had several calls about Bees; generally they are gone in about two days as they are just moving through. We do have a situation where someone has been dumping brush in the wash behind 964 Regalo. The Association will have to clean this up, so if you see anyone doing it in the future report it to the Board.

D) GVC – Joe McCApin: On Thursday at the Board of Reps meeting the County Administrator will address the Board on two topics; one is education, the other is road repairs. This is not a Town Hall Meeting and hopefully he will have a plan on how to fix the roads since the Bond Issue failed.

The other issue is a letter put out by GVC on insurance to fix old water and sewer lines. This is something every home owner needs to look at on their own to see if it would be worthwhile for them.

E) Neighborhood Relations – Frank McCabe: Everything is going along fine, I have had several questions regarding doing things in the Common Areas and I have referred them to Dean.

F) Recreational Facilities – Tom Cooke: - We had a timer switch go bad on the Spa a couple of weeks ago. Tom then commented about all of the improvements that had been done in the Ramada area, New refrigerator, and all of the improvements to the cabinets and counters, a large thank you to Hospitality, Enhancement and all who were involved.

G) Hospitality – Eric Ellingson: - Marla left today, there will be a Cinco de Mayo party and the 4th of July. There were 105 at the Coney Island night.

H) Neighborhood Watch – Mary Beth: SAV has been giving classes for Neighborhood Watch and several of the Block Captains attended. She has had to order more directories and if any one needs one, please see her.

I) Enhancement Team – Barb McCalpin: I'm really happy with the way things have turned out on the Ramada kitchen remodel, now about 95% finished. I'd like to thank the Artisans Group, for \$1,400 and Terry & Jim for the raffle proceeds as well as Hospitality for the refrigerator. Thank you all for your support.

J) Gardeners – Jim Copeland: Master Gardener Leslie Campbell gave a presentation on Wildflower Gardens and during a tour of the Common Areas picked out two or three potential sites. The next meeting will be on Wednesday at 9:30 after Coffee & Donuts. Meetings will start up again in October, everyone is welcome.

The Gardeners have inherited the Tree Committee and they will be putting together a protocol for tree selection and planting sites this fall.

Old Business: Ben Sheffield reported that masonry blocks should be arriving on site this week and Miguel should start laying them soon thereafter.

Tom reminded everyone that the last Coffee & Donuts for the season will be Wednesday and He & Melodye and Cynthia & Craig invited everyone to attend. The Weed-control program has begun for the season and they will be actively spraying.

New Business: Howland Swift announced that a Cinco de Mayo Party would be held on May 5th; a planning meeting would be following the Board meeting.

Miscellaneous: Dave Sielken mentioned the theft of the water tank & pump off of Tilly and thanked Dick Carver and Eric for their efforts in getting it replaced.

Denise Roessle announced that, starting in September, the Periodico would be published every other month (September, November, January, March & May).

Kevin explained the plat map that was on display and how it would be available for anyone to use and should facilitate explaining where things were being done.

At 2:04pm Dean moved and Kevin seconded a motion to adjourn; the Motion carried.

s/Ben D. Sheffield, Secretary