

Esperanza Estates Homeowners' Association Meeting

April 19, 2021

Members Present: President Dave Sielken, Vice President Tom Cooke, Secretary Ken Lindeman, Treasurer Dean Lockwood, Kay Bonham, Kevin Welsh, Cyndie Alto, Doug Syme, Gary Rautio .

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

Secretary Lindeman confirmed the presence of a quorum.

Minutes from the meeting, 3/15/21 were approved.

Dean Lockwood presented the treasurer's report. Dean reported dues were paid for all properties but two. He has been assured to receive dues payment for one within the week, but the second one may stay open for a while. Income and expenses looked good for this month. The treasurer's report was accepted as presented.

Committee Report Highlights

Finance Review – Kevin Welsh stated that the finance committee met on April 12th and that all accounts were verified and that everything looks good.

Architectural Control - Kay Bonham stated that Gary and her had three pre-sale inspections, two new project requests with one refusal. Gary Rautio is working on closing six requests that are still open along with anything else that comes up.

Capital Projects – Doug Syme said that he and Dave Sielken toured the quad driveways and found none requiring immediate attention. He also stated that he had received a quote of \$3,400 from Miguel Lopez to trim shrubs, pressure wash, patch cracks, repair peeling spots and spray new paint on “common area” walls in Esperanza Estates. A motion was made by Kevin Welsh to accept the proposal from Miguel. It was seconded by Cyndie Alto. Discussion addressed the fact that walls had not been given a refresh in about 18 years and that Miguel had done the work at that time. Based on his dedication to this neighborhood, it was decided not to get any more bids. Motion was unanimously approved. Doug Syme will follow up with Miguel to set a date for beginning the job.

Common Area Maintenance – Cyndie Alto reported that everything looked good. She also said that she would be gone until May 1, but that Rod Harp would be available to answer questions that might come up.

Gardeners – Cindy Alto gave an update on two areas the gardeners are currently enhancing. The first area is close to the entrance of Esperanza Estates coming from the South on Holgado and the second one is on Del Norte where an empty area is getting a rock formation with a new sitting area.

Green Valley Council - Dave Sielken stated that he has received information from a reliable source at GVC that the county is using new technology to review the condition of county owned roads. They are using a rating system that ranks roads from 0 – 100 with 100 indicating a road is in excellent condition. In FY 2021, they plan to work on roads that are ranked 0 – 33. To give a perspective on where EE stands in the ranking, the following ranks were given to our roads.

- Del Sur – 35
- Excelso – 36
- Del Norte – 38
- Regalo – 39
- Ensalmo – 39
- Holgado – 39
- Calma – 40
- Napa – 42
- Nueva – 44

With any luck, we have a good chance of our roads being addressed in FY 2022. Let's hope they continue to address roads using the ranking system.

Recreational Facilities – Tom Cooke shared that he and Gary Rautio have been busy this past month with a number of small jobs as listed:

- One set of fan blades are on order to see if they will work to replace fan blades that are badly warped in the Ramada. If they work, another 13 sets will be ordered.
- With a quick drive to Tucson by Gary to get a Spa switch, the old switch was replaced and a spare is in storage.
- Water maintenance levels in the pool are being monitored and adjustments are being made as required.
- The Spa motor was repaired.

Kevin Welsh stated that group pickleball will begin at 7:00 am starting May 1st. He also wanted to thank John Nesavich and Patty Tracy for the work they did to organize a well-attended year-end pickleball potluck.

Neighborhood Relations – Gary Rautio stated that all was quiet on the west side. The east side, being handled by John Nesavich had an incident that John is working on. Good results are expected.

Hospitality Committee – Robin Lockwood said she expects to resume activity in November unless she has some members of the committee willing to step in to have an activity in October before she gets here. She will be discussing this with her committee members.

Neighborhood Watch – No activity at this time.

Enhancement Team – Jackie Rautio said no change in activity at this time.

Old Business - None

New Business

- Coordinate and consolidate trash services? - Dave Sielken contacted three trash services being used in Esperanza Estates. Two of the services would give us a slightly reduced rate if they could bill the HOA quarterly. That would mean that all properties would have the same annual assessment for trash hauling whether they were here for 12 months or 6 months. This was not acceptable. The other service said they could give the HOA a better rate if they knew exactly who would need trash pickup in any given month. This was also not acceptable. Therefore, the conclusion is that there will be no change to the way current trash services are being used.
- Common area masonry – is it time for a refresh? – See notes in Capital Projects.

Gary Rautio moved to adjourn the meeting; Kevin Welsh seconded. Motion was approved. The meeting was adjourned at 1:46 pm.