

ESPERANZA ESTATES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

**MONTHLY MEETING ON APRIL 20, 2015
EEHOA RAMADA 763 W. CALLE DEL ENSALMO
GREEN VALLEY, ARIZONA**

Members Present: Eric Ellingson, Tom Cooke, Ben Sheffield, Joan Moreaux
Dean Hess, Jim Lindberg, Sam Barnard, Kevin Welsh
Absent: Joe McCalpin (excused)

The meeting was Called to Order at 1:00 PM by Eric Ellingson, HOA President. Eric 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 16, 2015 meeting? There being none, the minutes were approved as submitted.

Treasurer's Report Joan Moreaux, March 31, 2015 Financials: Joan reported on the Balance Sheet that we had \$92,753 in Operating Cash and \$135,308 in Reserves for a total of \$228,061; Reserves went up by \$32.57 in quarterly interest. There were no changes in the Fixed Assets or Capital Projects in Progress. Total assets are \$523,061. Joan asked for questions on the Balance Sheet and there were none. Under Income we have collected member dues of \$1,400, one \$400 Transfer Fee, \$35 in late fees on dues payments, Interest of \$49, Advertising \$200, and \$12 from Neighborhood Watch from the sale of Telephone books for a total of \$2,097. Under expenses for March, CAM Labor by D & T Excavating for rock and gravel \$3,900, and under Materials we received \$26 for a lamp post. REC and Admin expenses were normal. We are over budget for the month, but under budget year to date. Joan asked for questions and Kevin asked about penalties on late payments.

A) Architectural Control Jim Lindberg: There have been two Homeowners with questions on the correct color for roof coating and parapet walls. The roof coating should be white and the parapet walls, where visible, painted the house color. Any rooftop equipment should be painted the house color exterior paint, where possible. Mundales recently had a contractor modify the wall facing the rear of their house. A new arched gate was installed and arches were also added on top of the walls.

Jim asked owners to please give him a call if they are considering making any exterior changes to their houses.

B) Capital Projects Ben Sheffield: We have received one quote for \$11,000 to complete the quad driveway work that has been planned this year. Two other contractors from Tucson have declined to bid this year. Ben recommended that we do the work this year and skip next year. Eric emphasized that with our Reserve allocations the extra cost would not impact the budget.

C) Common Area Maintenance Dean Hess: There are two areas that need improved drainage and Dean does not feel that it comes under Common Area Maintenance but should belong to Capital Projects. He has bids for the work totaling approximately \$7,000. One area is behind the quad near Portillo on Vereda Calma; the other area is East of the Quad at 718 Ensalmo, behind a number of houses on S. Napa. Dean feels that these areas should be taken care of.

Some homeowners have started trimming their Palm Trees because they want to get it done before they leave. We've had other trees that we had to cut; we do not like to, but the tree trimming is being taken care of. We are expanding putting in more gravel and Dick Carver is going to widen the path going into del Norte Park so that it will be wheelchair accessible. Hot Desert will be putting down brown stone in Del Norte Park and also in Mountain View Park.

Hot Desert will continue their clean up work in the Wash behind the homes on South Napa starting May 4th.

Kevin moved and Dean seconded that we set up a Capital Project to handle the drainage problems previously mentioned. A vote was called and the motion passed.

D) GVC Joe McCalpin: No Report.

E) Neighborhood Relations Sam Barnard: Everyone is getting along just Peachy here, happy as clams on a beach.

F) Recreational Facilities Tom Cooke: Everything is copasetic in the Recreational area, no problems out of the ordinary; everything is under control, no further report.

G) Hospitality Marla Ries: The Hospitality team was surprised and pleased that they served 120 people on Coney Island Night; they are looking forward to Cinco de Mayo on May 5th.

H) Neighborhood Watch Mary Beth: No Report.

I) Enhancement Team Barb McCalpin: No Report.

J) Gardeners Bill Berdine: The Gardeners met at noon today and everything is currently stable. The trees are doing very well and have grown at least a third if not more. One tree has a chronic aphid and thrip condition; none of the remedies tried so far have worked. Malathion will be tried next as a last resort. Sandy Reed has donated a metal wind mobile that needs to be put up. Dean moved and Tom seconded the motion to install it in Sunset Park. The vote was called and the motion carried.

Bill discussed the issue of installing a Plaque honoring Past Presidents of EEHOA, this was part of the original specifications of Shade Tree Park. The Gardeners discussed the issue and concluded it was not something that they do. Pot decoration in Mountain View Park, there are two Blue pots there that have not been planted and he will take care of it in the next week or two. The Brown pot that the Arts Club donated needs to be mounted and secured and the Arts Club will do the work.

Bill is looking for a volunteer to help Dave Sielken water plants over the Summer. There is an electrical problem with Tilly that needs some attention.

Dean moved that we place a plaque in the Ramada at Shade Tree Park to honor the past, present, and future EEHOA Presidents. There was a discussion regarding the parameters of the project and Dean agreed to get together with John Meek and to bring a plan to the Board. The motion died for lack of a second.

Old Business: Tom Cooke discussed the progress of a Guest Policy that was brought up at the last meeting. Kevin read the policy that had been drafted and there was a discussion on the proposed policy as presented. Tom will finalize the proposed policy and present it for adoption at the next meeting.

New Business: Kevin had one item as it pertained to the monthly meetings and the presentation of the Financial Information. His suggestion is, instead of Joan reading four pages of Financial Information, that it be presented in summary. Any extraordinary expenses for the month could be explained. The reports are available at the meeting with all of the detail and, should anyone have questions, they could contact Joan to clarify these issues. After discussion it was determined that we would try to do something along these lines for the next meeting.

Tom Cooke thanked Al Prato, Del Bean, and Ken Adler for installing a new light post, replacing the one that fell over last week here at the Ramada.

At 2:09 PM, Dean moved and Ben seconded the motion to adjourn, it carried.

s/Ben D Sheffield, Secretary