

## Esperanza Estates Homeowners' Association Meeting

**April 20, 2020**

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

Vice-President Tom Cooke called the meeting to order at 1:09 pm with all members reporting in through ZOOM. Dave Silken resumed president responsibilities mid-way through the meeting once his audio issues were resolved.

Secretary Lindeman confirmed the presence of a quorum.

Minutes from the meeting, 3/16/2020 were approved.

Dean Lockwood presented the Treasurer's report. Dean stated that income and expenses looked good for March. The market has fluctuated significantly this month which is reflected in our Greater Green Valley fund. Dean gave an update on natural gas usage for the swimming pool. He said that we are using 8% more therms but the gas price has been reduced by about 10% therefor the flat expense for this category compared to last year. The treasurer's report was accepted as presented.

### Committee Report Highlights

Finance Review – Kevin Welsh said the Finance Committee reviewed March financial reports and found everything in order. The depreciation schedule for 2019 was updated to change the depreciation of the pickleball court from 25 years to 15 years based on advice from our outside CPA, Terry Cougan. He also compiled the 2019 Annual Report . The Finance Committee reviewed the annual report documents and found no issues. Doug Syme motioned to accept the 2019 Annual Report as presented. Cyndi Alto seconded the motion. The motion was unanimously approved.

Architectural Control – Vera Gates, covering for Architectural Control, stated she had four applications for alterations or additions. Two were approved and two were sent back for more information. She had four pre-sale inspections with one fail. She also received three applications for painting.

Capital Projects – Doug Syme, said he received quotes to repair quad driveways for 606 Nueva and 151 Holgado. These were emailed to the Board prior to the meeting. He said that while he only received quotes from one contractor, they did appear to be reasonable. A motion was made by Kevin Welsh to accept the proposals provided by Mikey's Concrete. Dean Hess seconded the motion. The motion was unanimously approved.

Common Area Maintenance – Cyndie Alto said Points-West has been doing significant clean-up on the wash between Excelso and Del Norte. She has also received information that there are two large Agaves that have toppled in the wash near Wishing Well Park. Patrick Furumoto donated some Totem Pole Cacti cuttings which are being planted throughout the Esperanza neighborhood along with 100+ re-purposed agaves, aloes and other plants donated by various property owners. Cyndie encourages property owners to call her if they have some cuttings or plants they would like to re-purpose in Esperanza Estates. The common area south of Del Sur is a work in progress. Dean Hess has contacted Bill Berdine to assist in designing the service road in back of property owners.

Green Valley Council – Not active at this time.

Recreational Facilities – Tom Cooke stated the pool is closed as of April 4, 2020 until state guidelines are changed to permit reopening. It continues to be maintained, so it will be able to be opened as soon as permission is given.

Hospitality Committee – The committee is in shut down mode at this time. Thanks to Greg Gramstad for his continued work on the shelves.

Enhancement Team – No action.

#### Old Business

- Pickleball Court Regulations defining guests and fees – Tom Cooke did not hold a meeting to get input but he did ask for e-mails for input. He received 10 responses with a lot of good input. He drafted proposed Pickleball Court Rules and asked people to review and make suggestions on verbiage. He would like to close this process at the May meeting.
- Neighborhood Relations (West of Portillo) – Position is still open.

#### New Business

- New owner welcome get together - The wine & cheese gathering normally held for new owners is being postponed until further notice.

Dean Lockwood moved to adjourn the meeting; Cyndie Alto seconded. Motion was approved. The meeting was adjourned at 2:55 pm.

