

Esperanza Estates Homeowners Association, Inc. (EEHOA)

Regular Board of Directors Meeting: May 15, 2017

Members Present when the meeting was called to order: Vice President David Sielken, Secretary Kristin Bean, Treasurer Joan Moreaux, Dean Hess, Frank McCabe, Howland Swift and Joe McCalpin; Kevin Welsh arrived at 1:12 pm. Joe McCalpin left at 2:11 pm.

At 1:00 pm, in the absence of President Tom Cooke, the meeting was called to order by Vice President Sielken. A quorum was determined and the meeting proceeded.

Swift moved and it was seconded to approve the agenda.

The minutes of the April 20, 2017 meeting were approved as submitted.

Treasurer Moreaux submitted the Treasurer's Report. Copies of the preliminary balance sheet for April 2017 were distributed. Esperanza Estates homeowners can receive copies by contacting the treasurer at jemore@cox.net Moreaux stated that construction of the Esperanza Monument came in under budget.

McCabe reported that there were no issues for Neighborhood Relations.

Sielken reported that extensive patching of the Calma wall had delayed completion.

Hess reiterated that tall palms need to be trimmed before the end of June and told the board that Ben Sheffield has a list of those whose trees have been trimmed by the HOA in the past. Hess stated that those who have not trimmed their palms in the past should be contacted prior to the deadline.

McCalpin reported that Pima County will spend \$300,000 on repairs to collector streets in Green Valley. Green Valley Council (GVC) will submit repair priorities to the county.

Supervisor Steve Christy is willing to arrange a meeting of county road planners and Green Valley residents to explore shared funding for road repairs. An audience member stated that the sidewalk problem reported in April had been resolved. McCalpin asks that residents interested in reviving the Periodico publication contact him.

Welsh reported that Architectural Control had nothing to report.

Sielken stated that after a bit of repair, the pool and spa were working well. The iron gate repair has been contracted out.

Hospitality, Neighborhood Watch, Gardeners: No report.

An attendee pointed out that the Artisans should be removed from the agenda, as they no longer receive funds. It was reported that homeowner and former resident Stacie Meyer has been repairing one of the mosaic benches she created.

Old Business: Financial Review Committee (FRC) Report

Motion to Approve EE FRC Duties and Practices Report Read Into April 20, 2017,

Minutes: Swift moved that the board approve the EE FRC Duties and Practices report that was read into the April 20, 2017 minutes. The motion **died for lack of a second.**

Motion to Adopt Item '1' of the EE FRC Report Read Into April 20, 2017, Minutes

Swift moved and it was seconded that the board adopt item "1) Install the Financial Review Committee to assist the treasurer as a permanent committee of the board." The board discussed waiting for input from President Cooke.

Motion to Amend the Motion on the Floor to Table It Until the June 19, 2017, meeting.

Hess moved and it was seconded to amend the motion on item 1 to table it until the June meeting.

Discussion continued with the responsibilities of, and need for, a permanent committee being questioned. A resident pointed out that the board represents homeowners, and that those homeowners should have access to issues being voted upon. *The motion to amend and table* **passed.**

Craig Surprise, who installed QuickBooks on the treasurer's computer, stated that access to the software is being billed to us at \$40 per month. Use of the software is not intuitive and may require the services of a consultant for training.

Hess proposed that a Special Board meeting be scheduled prior to June 18 for the purpose of discussing financial system proposals. Sielken agreed to contact board members to schedule the meeting to include as many board members as possible.

Welsh declining to do so, Bean read the following into the minutes:

Kevin Welsh Finance Committee Proposal

Pursuant to the Bylaws of Esperanza Estates Homeowners Association, Article IX, I make a motion to the Board of Directors to appoint a standing committee whose function is a

periodic review of all financial matters regarding the operation of the Homeowners Association.

Committee Name: Financial Oversight Committee

Committee Membership: 3 to 5 volunteer homeowners approved by the Board, with the Chairman selected by the committee. Initial membership to consist of Howland Swift, Joe McCalpin, Nancy Ferguson, and Hugh Gates.

Committee is tasked with performing the following specific duties:

- 1. An annual review to determine if the need exists for an external audit to be performed by a CPA. Present your determination to the Board no later than the December regular meeting.*
- 2. An annual review of the Associations schedule of fees and charges. Present your recommendations for any adjustments to the Board for adoption.*
- 3. A quarterly review of unpaid assessments. Present a report and any recommendation for action at the next regular Board meeting.*
- 4. An annual review of all Association contracts for services. Consult with stakeholders (common area manager, recreation manager, etc) to ensure the Association is best served. Present a report and any recommendations in time for adoption with the Budget process.*
- 5. An annual review of the sufficiency of the Capital Reserve Fund. Identify capital assets that require future expenses and project our ability to meet them. Prepare a report for the Boards consideration at the October regular meeting.*
- 6. An annual review of the Associations investments. Verify accounts, locations, amounts, and return on investment. Explore alternative investment opportunities to increase the Associations return on investment while minimizing risk. Present a report to the board with recommendations for consideration.*
- 7. A periodic review of the monthly financial statements. Review as necessary and present a report to the Board of your findings and any recommendations.*
- 8. An annual review of the Associations books, with the assistance of an accountant (either internal or external), to be made at the completion of each fiscal year and a signed report presented to the members at the annual meeting.*

Swift agreed to postpone presentation of the Benevolent Fund proposal until June 18.

Motion to Adopt Bee Policy

Hess moved and it was seconded that the board approve the following policy concerning insect infestations: "Whereas the Board of Directors of Green Valley Esperanza Estates HOA ('the Board') has determined that any infestation of bees, hornets, wasps, and other stinging insects presents a danger and a material hazard to the residents, guests, and other occupants found within the subdivision, and therefore constitutes a nuisance, and Whereas the Board has a duty under the CC&Rs to take all appropriate action to abate any such hazard and nuisance for the protection of its residents and the general public, and Whereas the Board desires to adopt a uniform policy to deal with the responsibility for such abatement, Now, therefore, it is RESOLVED as follows:

Any infestation of bees, hornets, wasps, or other stinging insects found anywhere within the legal boundaries of Esperanza Estates are hereby declared to be a public nuisance and subject to the abatement provisions of this Resolution.

Financial responsibility for the abatement of the nuisance shall rest with the property owner where the infestation shall be found, regardless of where on the property it may be, and particularly including the exterior of a patio wall.

When an infestation is discovered and reported to a member of the Board, the Board member shall immediately notify the Board President. The President, or his delegate shall immediately post as close to the infestation as possible a sign reading CAUTION: Bees, or such other language as the Board may determine, to alert passersby to the hazard. The Board shall keep on hand a reasonable number of such signs in a commonly accessible location as determined by the Board. The property owner, or his designee, shall be given oral and/or written notice as soon as practicable to abate the nuisance, or to make arrangements satisfactory to the Board for its abatement, within 48 hours. Failure of the owner to comply will result in the HOA taking necessary action at the expense of the owner. Any such expense shall be considered a Reimbursement Assessment as provided in Section 5.3.5 of the CC&R's of Green Valley Esperanza Estates and collected as therein provided. The Board shall have authority to enter onto any lot for the abatement of any infestation which the owner refuses to abate as herein provided, or where the owner cannot be located within a reasonable time, under the authority provided by Sections 12.4 and 13.4.3.1 of the CC&Rs of Green Valley Esperanza Estates." Following a short discussion, the motion

passed.

Hess moved to adjourn.

Motion to Table Vote on GVC dues increase due to early departure of GVC

Representative McCalpin

Bean moved and it was seconded to *table action on the increase in GVC dues*. Motion **carried**.

A second was made to the motion to adjourn. Meeting adjourned without objection at 2:33pm.