

Esperanza Estates HOA

Minutes of Board Meeting

May 15, 2023

The meeting was called to order at 1:00 pm by President Dave Sielken.

QUORUM DETERMINATION

A quorum was confirmed as the following were present.

Dave Sielken, Kevin Welsh, Gary Rautio, Cyndie Alto, Ken Lindeman.

Absent: Tom Cooke, Dean Lockwood, Sharon Falor, Debbie Ries

APPROVAL OF MINUTES

The minutes of the Board Meeting held on April 17th, 2023 were approved as distributed.

TREASURER'S REPORT

Kevin Welsh presented the Treasurers report for April.

From the Balance Sheet, our operating account , which includes cash, money market and cd's, stands at close to \$164,000. This is money to keep us operational over the remainder of the year. We are currently investing extra cash in CD's at about 4.5% interest. The reserve account, made up of investments in Edward Jones accounts and GVC accounts, is still negative compared to last year, however it has improved each of the last 4 months. Our receivables account shows \$4,631, made up of 3 outstanding 2023 dues, 9 unpaid special assessments.

From the P & L Budget vs. Actual, our income account is a positive close to \$11.9K for the past 4 months. Administration Expenses are \$1,038 less than plan. Common Area Maintenance has spent \$6.2K less than budget. Recreation Expenses are over plan by \$4.4K mainly due to unexpected Pool & Spa maintenance requirements. After 4 months, the HOA budget is \$14,700 favorable to plan.

The Treasurer's Report was accepted.

COMMITTEE REPORTS

Finance Review – Kevin Welsh: No financial discrepancies were noted from a review of the financial documents. Kevin said that Hugh Rhine and himself were going to meet with our Edward Jones representative to review the current makeup of our investment portfolio.

Architectural Control – Debbie Ries: No activity to report.

Capital Projects – Tom Cooke: No activity to report.

Common Area Maintenance – Cyndie Alto: Cyndie stated that palm tree trimming is about ready to start and that it will be completed by the end of June. Monstrosity is raising the rate this year to \$90.00 per tree. Property owners can leave a check with Cyndie or contact Monstrosity directly for palm trees on private property. Cyndie also requested individuals not discuss Points West activity with Points West staff. If individuals want to change what Points West is working on, they need to contact Cyndie.

Kevin made a suggestion that Points West have a business card with Cyndie's contact information so when someone interrupts what they are working on they can give them Cyndie's card.

Gardeners – Rod Harp: Rod said Cyndie and him picked up 15 new trees to plant where others were destroyed from last year monsoon.

Green Valley Council – Hugh Rhine: Hugh stated that the GVC will meet this Thursday after our HOA meeting. They will then take several months off from meetings in the summer.

Recreational Facilities – Gary Rautio: Gary asked Greg Gramstad to give an update on pickleball court activity. Greg said the old tarps had been replaced with 10 new tarps which wrapped around both corners of the north side of the courts. Gary then stated that the pool heater started leaking this weekend. He called our pool maintenance service and they said the heater needs to be replaced along with a salt tank. He didn't have an estimate for the cost of this replacement since this just happened.

Neighborhood Relations – Dave Sielken said that the issue with vehicles parking on gravel in a quad area, brought up in the last meeting, appears to have been resolved.

Hospitality – Robin Lockwood: No activity to report.

Welcome Corps – Sharon Falor: No activity to report

Enhancement Team – Jackie Rautio: Jackie stated the enhancement team was on vacation until next Fall.

OLD BUSINESS

- Mary Beth Wallace Quilt status – Jackie Rautio and the Enhancement Team have taken over looking at options for dealing with the quilt. No action is planned until next Fall.
- Adoption of “Information Sheet for Homeowners and Renters” – Kevin said the Information Sheet had been loaded onto the Esperanza Estates web site. Kevin made a motion to accept the Information Sheet as revised. Ken seconded the motion. Discussion centered around this replacing what is in the CC&R's on rental requirements. Kevin said this sheet is to supplement and make it a little more specific as to what is required of rental property. He also stated that this sheet would be part of the Welcome Packet put together by the Welcome Corps. The motion passed unanimously.

NEW BUSINESS

- Dog waste stations - Tom Kozik brought up the need for “dog waste stations”. Significant discussion ensued regarding location, how many, who would empty them daily and where would the waste be deposited until trash pickup day. Tom said he would volunteer to maintain the stations with a couple of other volunteers he has recruited. The waste would be retained in volunteer garbage bins until trash day. It was decided to do a trial with several stations to be located where Cyndie Alto and Tom seen fit. Kevin Welsh volunteered to build three. If this trial proved to work, a more permanent program will be considered.

ADJOURNMENT

Gary Ratio moved to adjourn. Kevin Welsh seconded the motion. The motion passed without dissent and the meeting ended at 1:45 pm.

Submitted by Ken Lindeman