

# Esperanza Estates HOA

## Minutes of Board Meeting

May 17<sup>th</sup>, 2021

The meeting was called to order at 1.00pm by Dave Sielken.

### **QUORUM DETERMINATION**

A quorum was confirmed as the following were present through the on-line Zoom platform:

Dave Sielken, Tom Cooke, Dean Lockwood, Kevin Welsh, Cyndie Alto, Kay Bonham, Gary Rautio and Doug Syme

Ken Lindeman was excused and Doug Syme took the minutes in his absence.

### **APPROVAL OF MINUTES**

The minutes of the April 19<sup>th</sup>, 2021 Board Meeting were accepted as distributed.

### **TREASURER'S REPORT**

Dean Lockwood lead us through the highlights of the Treasurer's Report. He summarized that the HOA accounts are in very strong shape at present with income ahead of budget and expenses favorable to budget.

It was noted that the Raymond James fund expenses will be reduced by some 11% starting in July due to favorable performance.

The report was accepted.

### **COMMITTEE REPORTS**

Finance Review – Kevin Welsh: The committee had met through Zoom and all matters were found to be in order.

Kevin reported that a suggestion by Hugh Gates that the Board invest in a Bond Issue of The Santa Cruz Valley Hospital had been received. It was decided that this was not in the interest of the HOA for a number of reasons including: a) the hospital ownership is not local; b) the bond issue was structured for Institutional Investors and c) Bonds are notably subject to interest rate fluctuations and our advisors feel that interest rate changes are in the offing. Kevin said that he

will write to Hugh Gates thanking him for his suggestion and explaining the outcome of the committee's evaluation.

Architectural Control – Kay Bonham & Gary Rautio: Kay said that requests to homeowners for repairs/painting to walls had been made. Gary noted that three projects were under way. Gary reported that two Sale Pre-inspections had passed; two others had not passed but one of those would be addressed by the buyer. Various requests for Alterations etc. were received and approved. Gary noted that a number of requests for advice were made without any formal paperwork having been received as yet.

Capital Projects – Doug Syme: The project approved at last month's meeting to repair and paint common walls will be under way soon. Cyndie reported some preparatory landscape work had been done.

Common Area Maintenance – Cyndie Alto: Cyndie reported that Palm Tree trimming will start in June. She reported that Teresa Pippin (who, with her husband, bought the property between Esperanza Boulevard and Las Campanas – subsequently protected from development) will donate a number of plants to EEHOA.

Gardeners – Rod Harp: Cyndie noted that the Gardeners are on hiatus until August or September. Volunteers have been secured to water new plantings each week over the summer.

Green Valley Council – Larry Kempton: Dave reported that GVC will meet in person on May 20<sup>th</sup> and Larry will attend and report at our June meeting.

Recreational Facilities – Tom Cooke: Tom reported that a New Timer for filling the pool had been installed; a leak from the Ramada roof had been repaired; a Solar Light had been installed to minimize the danger of tripping on the steps from the Sunset Garden; 13 sets of blades for the fans were received today and a plan to install them would be forthcoming; a new cover for the hot tub is on order and a sign to encourage people to cover the hot tub as they leave has been made. Dave thanked Tom and Gary for their work. Kevin said the Pickleball courts were being used from 7.00am and 8 -12 players were there each day. Tom noted that he found old minutes saying that the Gator had been acquired in 2011 but it was still going well.

Neighborhood Relations – Gary Rautio: Gary had nothing to report.

Hospitality – Robin Lockwood:  
fall.

Dean said nothing was planned before the

Neighborhood Watch – Karen White:  
issue on which he could not elaborate due to the meeting being in open session.

Dave thanked Karen for taking care of an

Enhancement Team – Jackie Rautio:  
Ramada was completed and was receiving plaudits.

Jackie reported that the new paving by the

### **OLD BUSINESS**

There was no Old Business.

### **NEW BUSINESS**

Dave will be away from 5/20 until 5/23 and Tom will deputize if necessary.

Adjournment was proposed by Dean and seconded by Kevin. The motion was passed by acclaim at 1.35 pm.

Respectfully submitted,

*Doug Syme*