

**ESPERANZA ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

**MONTHLY MEETING ON MAY 19, 2014
EEHOA RAMADA 763 W CALLE DEL ENSALMO
GREEN VALLEY, ARIZONA**

Members Present: Tom Cooke, Ben Sheffield, Joan Moreaux, Joe McCalpin,
Jim Lindberg, Sam Barnard, Dean Hess
Absent: Eric Ellingson, Stacie Meyer

The meeting was Called to Order at 1:00PM by Tom Cooke, Vice President. Tom then asked if there were any new HOA members or first time meeting attendees? Tom and Val Palacios, 110 S. Napa, were attending for the first time.

Having determined that a quorum was present the meeting proceeded.

There were no additions or corrections to the Minutes of the April 21, 2014 meeting and they were approved as written.

Treasurer's Report Apr 30, 2014 Financials: Joan Moreaux reported on the Balance Sheet that the Operating Cash Account should read \$7,251.81 and the Total should read \$110,046.84, all other numbers are correct. There are no changes in the Fixed Assets accounts with only one Capital Project in Progress at this time. Under Income, we have collected two 2014 dues and one late fee from the four property sales through April bringing for a total of nine (9) to date.

On the expense side, CAM is under budget both for the month and year to date while REC is under for the month but over year to date due to higher natural gas bills. There were no questions and the report was accepted as submitted.

A) Architectural Control Jim Lindberg: Reported a request to extend the back Ramada roof at 721 Regalo, this would not be visible by any of the neighbors and those on each side had given their permission. He had one request to replace a garage door at 1186 Del Sur which was approved. Other problems are two garage doors on Napa that need to be painted the house color.

B) Capital Projects Joe McCalpin: Reported two contractors had been contacted to bid on the driveway replacements and so far we have received one proposal and are awaiting on the second one. A third contractor was contacted but declined to bid the job. After a short discussion, the Board authorized Joe to proceed with the best and most responsive bid without a motion.

C) Common Area Maintenance Dean Hess: Reported that Hot Desert was performing very well and addressing all of the issues. Dean said if anyone had any problems or recommendations to please call him. Tom asked if he had a schedule for Palm Tree Trimming, Dean said that Monstrosity would be doing it again this year for \$45 per tree, same as last year, and that any homeowner that needed Palms trimmed on their property could have them done for the same price as long as it was ordered when they were in the area. Tom asked Denise if a notice could be put in the Periodico and the answer was yes.

D) GVC Joe McCalpin: Reported that the April 19th Household Hazardous Waste collection was the largest by far with close to a 1,000 cars representing 1,200 families and tonnage way beyond anything we have ever done before. Pima County has opted to withdraw from the outreach program. City of Tucson was contributing 60% to the County's 40% and Green Valley was the only community using any appreciable amount of that service. Other options are being pursued in order to see if the program can be salvaged.

E) Neighborhood Relations Stacie Meyer: - No report.

F) Recreational Facilities Tom Cooke: Several signs that were on the Pool Gates have been replaced with one sign containing all of the information plus no animals in the pool area. Greg Gramstad has completed the installation of hand rails and non-skid material on the floors in both showers, courtesy of the Enhancement Team who picked up the tab. Tom said that Kevin Welsh and Ken Adler had installed a new net at the Pickle Ball Court. Kevin explained that it was from a design that they found online and the cost for materials was \$80 for the 1st court. Three more to do. Tennis and pickle ball seem to be winding down for the season.

G) Hospitality Barb McCalpin: There will be a 4th of July party, no details at this time, they will follow.

H) Neighborhood Watch Mary Beth: I have received feedback on all of the updates from all but five of the Block Captains, everything is under control.

I) Enhancement Team Barb McCalpin: Nothing really new, we have a couple of projects that we will work on this Summer, really slow right now.

J) Gardeners Bill Berdine: All watering stations are taken care of for the Summer, they have two Tillie Teams, Linda & Dave Silken and Terra & Gary Williams plus Hand Hose Volunteers Bob Krantz, Barb & Joe McCalpin, Kris Bean, Pat Sharpe and Dean Hess with back up water'rs Bruce Liljegren and Jim & Geri Lindberg. Bill has recommended to the watering committee that they up the amount of water as the wind is really creating a drought.

We have received a design proposal for a Shade Tree Park up at the Tennis Court (Cynthia passed out two information sheets to all Board Members) showing trees, shrubs, a water feature and a Ramada plus a parking area, so far he has received very little negative feedback on the plans. The proposed trees are Texas Ebony and will require watering for 2 to 3 years until they become established, after that they should be self sustaining. He would like to have Board approval at the June meeting so planning can go forward to be ready to plant in the Fall. Bill has an anonymous Tree Donor for \$2,000 at this time. Tom ask what the budget was and was told \$4, 000 of which ½ is pledged. There was considerable discussion on all of the issues.

K) Arts Club Kevin Welsh: Nothing to report

Old Business: None

New Business: Craig Surprise has done quite a lot of work analyzing our pool pumping system and the efficiency of our pool/spa pump motors as well as the Solar System on the Ramada Roof for auxiliary pool heat. Craig passed out materials to the Board showing the existing system and an analysis of what he was proposing, including the benefits to be derived. 1) Modify Solar Coil connections and route taken by supply water flow to increase overall efficiency and add air-bleed valves, estimated cost \$100 + labor. 2) Change single-speed pump motors to variable-speed ones which are more efficient and have 1/3rd the power draw, estimated cost \$923 (each) + labor. The savings come from the decreased power demand. 3) Add a Digital Solar Controller to provide better temperature control and use less electricity overall, estimated cost \$290 + labor. Since the Roof is scheduled to be coated this year it would be an opportune time to make these modifications. After further discussion, it was moved by Ben and Seconded by Joe that these proposals be implemented. The motion passed.

At 2:13pm with no further business Tom Cooke declared the meeting adjourned.

Ben D Sheffield
Secretary