

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

**MONTHLY MEETING ON JUNE 16, 2014
EEHOA RAMADA, 763 W. CALLE DEL ENSALMO
GREEN VALLEY, ARIZONA**

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

The meeting was Called to Order at 1:06 P.M. by Tom Cooke, vice-president. Tom then asked if there were any new HOA members or first-time attendees. There were none.

Having determined that a quorum was present, the meeting proceeded.

There were no additions or corrections to the Minutes of the May 19, 2014 meeting and they were approved as written.

Treasurer's Report May 31, 2014 Financials: Joan Moreaux reported on the Balance Sheet that the Operating Cash Account was reduced by the monthly expenses and there were no changes in the Fixed Asset accounts from the previous month. Under Income, she reported we have collected one 2014 dues payment, one transfer fee, and one late fee from a property sale that closed in May, bringing the total to ten, year to date.

On the Expense side, Common Area Maintenance is under budget both for the month and the year-to-date, while REC[reational facilities] is over budget for the month as well as year-to-date, due to higher than expected natural gas bills. There were no questions and the report was accepted as submitted.

A) Architectural Control: Jim Lindberg reported he is still working the problem of two garage doors on Napa that need to be painted the house color. There have also been requests regarding correct house paint colors. Jim has observed a

mail box on Napa that is being held up with two 2x4's; does anyone want to take it on? Joan mentioned that she had talked with the owners of that property today and that they are waiting for a repair man they have lined up to get there. Other calls have been received from homeowners requesting information on whether they can or cannot do specific things. That's all for this report.

B) Capital Projects: Ben Sheffield reported that the previously identified quad driveways have been replaced. We added 570 square-feet of concrete on Holgado to replace a slab that was lifting, creating a trip hazard. Thanks to the affected quad homeowners for their patience and cooperation. It was not the coolest time of the year to have this work done. The Ramada roof has been mostly re-coated and any remaining areas will be done when the Solar Panels are reinstalled, either tomorrow or the next day. On the piping for the re-plumbing of the Solar Panels, the main lines were put in last Saturday. Piping in the pump room and over the kitchen area roof remains to be done, and that is a couple evenings work. With the completion of that work, all Budgeted Capital Projects will be done by the end of June. That's it.

C) Common Area Maintenance: Dean Hess reported we are working on Palm Tree pruning right now and have just about all of the HOA Palm Trees done. Dean reported talking with Robert Miller of Monstrosity Tree Service who said he has a list of EE homeowners that he is scheduled to prune Palm Trees for. There was a situation with the Palm Trees at the Swimming Pool. By the time Robert stopped by to check on things, Bruce Liljegren and Del Bean had it all taken care of. A big Thank You to Bruce & Del. As to the rest of the Common Areas, Hot Desert continues to work on the service roads, and by July 1st they will be starting on the service road behind the houses on S. Napa and cleaning the west bank of the wash.

D) GVC: Joe McCalpin -- No report

E) Neighborhood Relations: Stacie Meyer -- nothing to report.

F) Recreational Facilities: Tom Cooke reported he'd been gone for the last couple of weeks, but that he has a good backup crew, citing Bruce Liljegren and Del Bean, as well as a 3rd guy (Dave Sielken) that he is going to train--so that when Tom is gone, everything REC-related will be well under control. As far the Tennis Courts are concerned, our Courtsmaster, Kevin Welsh, has everything under control. We're fortunate to have good backup on this stuff when the main guy is gone. The last thing to report is that the ice maker in the refrigerator in the pool area quit working. (There was a discussion about old refrigerators and their problems.)

G) Hospitality: Barb McCalpin ---No report

H) Neighborhood Watch: Mary Beth reported the NW Block Captains have been contacting several new homeowners and getting their information. Arlene Riggert, 1125 del Sur, will be going up to Tucson. Her family is there and Kevin was able to get all of the information. They do not know what they will do with the house at this point.

Tom mentioned the Bylaws and CC&R's that had been passed out to the Board Members--with all amendments noted where they applied--and these are the versions that being included in the new home buyer packets. It was discussed and Ben agreed to send a copy to the EE webmaster, Craig Surprise, so that the web site could be updated.

I) Enhancement Team: Geri Lindberg reported that the only activity had been paying for repairs to the refrigerator in the pool area, as previously discussed.

J) Gardeners: Bill Berdine reported the watering teams are working out fine and we have doubled the water on the plantings in Mountain View Park as they are new plants. As far as we can tell we have not lost any plants. The other Gardeners project is the Shade Tree park up next to the Tennis Courts. As discussed at the May board meeting, Bill is requesting permission from the Board to begin planting trees in October. There was an extended discussion of the project and what the costs would be. Bill stated that he had a second anonymous donor who has pledged \$2,500. It was moved by Ben and seconded by Dean that the Gardeners be permitted to start planning the costs of individual phases of the Shade Tree park, including the trees, shrubs, planting costs, the watering system, roadway gravel (including placement), and construction of the shade ramada. This proposal is to be ready for the September 15th meeting. The motion carried.

K) Arts Club: Kevin Welsh reported the Arts Club is on hiatus for the summer.

Old Business: None

New Business: None

At 1:50 P.M., with no further business to consider, Tom Cooke declared the meeting adjourned.

Ben D. Sheffield
Secretary