

Esperanza Estates Homeowners Association, Inc. (EEHOA)

Regular Board of Directors Meeting: June 19, 2017

Members Present: Vice President David Sielken, Secretary Kristin Bean, Frank McCabe, Dean Hess, Kevin Welsh, and Joe McCalpin. President Tom Cooke, Treasurer Joan Moreaux and Howland Swift were absent.

In the absence of President Cooke, Vice President David Sielken called the meeting to order at 1:00pm.

A quorum was determined.

Minutes of the May 15, 2017, meeting were approved as corrected.

Minutes of the May 26, 2017, Special meeting were approved as corrected.

A thorough discussion on alternative routes of homeowner access to the minutes ensued, concluding that homeowners will be emailed a link to the minutes following each meeting. In the absence of Treasurer Joan Moreaux, neither a preliminary Treasurer's report nor a preliminary balance sheet was submitted. Hess reported that Moreaux planned to distribute the reports to the board in July.

Welsh reported that a resident had installed a solar lamp head similar to current Esperanza Estates lamps on their lamppost. He reported that the light output appeared to be less than that of currently supplied HOA bulbs. A Homeowner Violation Notice was sent with an explanation that no immediate action was necessary at this time. At a future meeting the Board will discuss optional lamp replacements. A resident asked about approval of a back patio gate and drain.

Sielken reported that extra patching had been required on the wall along Vereda Calma. Hess stated that bee hive in common area Saguaro would be taken care of today. Trimming of vegetation on a lamppost and mailbox had revealed a buckled sidewalk. McCalpin had contacted Green Valley Council (GVC) to report the need for repair to Pima County. A complaint of excessive mesquite debris was determined to be "acceptable to a reasonable person." Palm tree trimming may be completed this week. Hess requested that letters be sent to homeowners with palms not in compliance.

McCalpin reported that Pima County informed GVC that Portillo will be 'milled and filled' in the near future.

MCCabe reported negotiating two parking complaints. Discussion of an HOA prohibition against street parking ensued. No one present had a copy of the rule.

Hospitality representatives being absent, residents confirmed that a July 4th Celebration was planned.

MaryBeth Wallace reiterated the need for a neighborhood watch captain for Regalo east of Portillo. Welsh narrated his altercation with the rider of a 3-wheel bike, who had repeatedly ignored requests not to ride on the Shade Tree Park pathway.

Welsh reported that newly planted Ocotillos are being watered.

Old business:

Approval of Increase in Expenditure for GVC Dues

McCalpin moved and it was seconded that the Board approve paying the increase of \$2.00 per household in GVC dues. Discussion revealed that this was the first increase in 10 years for the organization which gives us a voice in county government and resolves disputes.

GVC was granted \$75,000 in the last Pima County budget.

Motion carried: unanimous.

New Business:

McCalpin reported that the county had imposed a property tax designated for road repair. A resident stated that a county newsletter stated that no roads contained in HOAs would be repaired during fiscal 2017. During a meeting with Pima County officials, HOAs were encouraged to establish Improvement Districts to share road repair costs. Costs would be split evenly between the county and each HOA. The most recent cost evaluation for Esperanza Estates (EE) streets 'mill and re-fill' is \$476,000. With county funds covering half, each household in EE would be assessed approximately \$700. Earliest completion of the work would be in fiscal year 2018. A petition with the signatures of a majority of the homeowners must first be presented to the Pima County Board of Supervisors. A resident suggested that alternative financing be investigated with some money coming from EE reserves. McCalpin remarked that streets fronting common area properties could be financed with reserves. Welsh read the following into the minutes: *Process to Establish a Pima County Improvement District: Assessment Collection Phase. For those property owners who did not pay the assessment during the thirty-day cash collection period, the semi-annual assessment collections begins. Principal payments are due each year on December 1 and interest is due each year on December 1 and June 1. The collection period runs for five or ten years. If a property owner fails to pay the assessments when due, the*

district will sell the assessment lien at a public auction to satisfy the debt service requirements of the improvement district bonds.

Costs may increase with delays. Negotiation with the county may be advisable. Those in the HOA who are opposed to the plan will be forced into the improvement district if enough signatures are obtained. Roads will not be maintained by the county after the replacement.

Motion to Approve a 50% Surcharge for Palm Trimming

Hess moved and it was seconded that the Board approve a surcharge of 50% to be added to the \$50 cost of trimming palms.

Motion carried: Opposed:McCabe

Motion to Create the Position of Technical Advisor to the Board

Sielken moved and it was seconded

Whereas the Board has the authority under its bylaws to create new offices when beneficial to the HOA, and

Whereas from time to time the Board has need for technical advice on various aspects of administering its business, and the need is increasing, and

Whereas our resident Craig Surprise has repeatedly demonstrated technical and engineering skill of a high level and has volunteered to assist the Board in numerous endeavors, resulting in substantial cost savings to the HOA, and

Whereas it will be helpful to the Board to have an office of Engineering and Technical Advice, and to appoint a volunteer to occupy said position,

Now, Therefore:

1. There is hereby created the office of Engineering and Technical Advisor to the Board, with duties as assigned by the Board.
2. Craig Surprise is hereby appointed to the aforesaid position, to serve at his pleasure and the pleasure of the Board.

Approved this 19th day of June, 2017.

Motion carried: Unanimous.

Hess moved and it was seconded that the meeting adjourn. There were no objections and the meeting adjourned at 2:41 pm.