

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

**MONTHLY MEETING ON JUNE 20, 2016  
EEHOA RAMADA 763 W CALLE DEL ENSALMO  
GREEN VALLEY, ARIZONA**

Members Present: Eric Ellingson, Tom Cooke, Ben Sheffield, Joan Moreaux,  
Dean Hess; Dave Sielken, Kevin Welsh  
Absent: Frank McCabe, Howland Swift (Excused)

The meeting was Called to Order at 1:01PM by Eric Ellingson, HOA President. Eric then asked if there were any new members or first time attendees? There were none.

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

Eric then asked for additions or corrections to the Minutes of the May 16, 2016 meeting. Ben said that on line 2 of page 3 it should read per unit **or**, not **of** \$300 to \$350. The minutes were approved as corrected.

Treasurer's Report May 31, 2016 Financials -- Joan Moreaux: Reported on the Balance Sheet that our Operating Cash was \$60,729.61 and \$156,089.32 in Reserves for a Total of \$219,414.88. The Fixed Assets now show Capital Projects in Progress of \$19,442.55 which represents the progress through May on the new Storage Building. The top of Page 2 shows the activity between Savings & Checking for the months activities. May's income was \$544.50, \$350 in dues, \$100 in transfer fees, \$35 in late fees, \$9.50 in interest and \$50 in advertising. There were no unusual operating expenses and we are under budget for the month and year to date. There were no questions on the Financials.

Kevin asked if we should look at raising our Transfer Fees? There was a discussion on what our costs were and the approach to determining what the fees are in the area. Kevin volunteered to gather the information and get back to the Board.

A) Architectural Control - Kevin Welsh: No unusual requests for work, and we have done multiple inspections on New Buyers

B) Capital Projects – Dave Sielken: The study regarding the repair of the Tennis Court surface now includes Tom and Kevin and they are looking into what all of the options might be before presenting anything to the Board. Eric showed pictures of the progression on the Storage Building. Tom commented on how he had watched the progression and that Ben seemed to always be there. Tom moved

that the Board commend Ben for all of his work and effort on this project which was way beyond what you would expect from any volunteer. The motion was seconded by Dean and the motion passed.

C) Common Area Maintenance – Dean Hess: Palm Tree trimming has gone quite well and we have skinned 6 palms for safety reasons. There is a Mesquite Tree on the corner of Napa & Vereda Calma that needs to be taken out and that should be done this week by Monstrosity at a cost of \$800 which includes stump grinding.

D) GVC -- Eric Ellingson: Joe is out of Town and had e-mailed Eric that there was nothing to report.

E) Neighborhood Relations – Frank McCabe: No report

F) Recreational Facilities– Tom Cooke: - The Palms have been trimmed and they look pretty good. He would like to give a Shout out to Del & Kris Bean for all of the work that they have done here regularly at the pool keeping the area neat and the pool full of water. Thank you Del & Kris. The big item for the Pool is the Pool Furniture, the lounges are really showing their age and it seems to be time to replace them.

G) Hospitality -- Dave Sielken: - The 4<sup>th</sup> of July Party is going forward as reported in the MMM and will start at 4:30. There will be a meeting at 11:00 on Wednesday to figure out who is going to do what and when.

H) Neighborhood Watch – Mary Beth: Neighborhood Watch has been really quiet and we are collecting the information on New Owners . Mary Beth passed out a Fact Sheet on falls and how they are preventable which will be included in the handouts to New Members.

I) Enhancement Team – Barb McCalpin: There is nothing new to report. Barb just wanted to add her personal thanks to Ben and that of the Enhancement Committee to Ben for the work on the Storage Shed.

J) Gardeners -- Dave Sielken: Patty Purcell is doing a fine job watering with Tilly and keeping things looking great. Thank you Patty.

Old Business: None

New Business: Ben stated that at the May meeting Barb had proposed to the Board the Epoxy Coating of the Ramada Kitchen area to be jointly funded by the Board and Enhancement. There were several unanswered question and it was

agreed that Barb would get them answered and share this with the Board. On May 18, after reviewing all of the answers Ben circulated an e-mail action without a meeting to the Board. There were 7 responses, 6 to do the Kitchen area only and 1 to do the Kitchen and the West end under the storage boxes. The approval to do the Kitchen area was communicated to Barb on May 19, 2016.

Miscellaneous Items: Eric reported that the change in our Insurance Policies that was reported in May from a April 27, 2016 Board action without a meeting that consolidated two of the HOA Insurance Policies into one resulted in a Premium rebate of \$934 which we have now received.

Streets, Eric reported that four of us went up to the June 7<sup>th</sup> Board of Supervisors meeting and some of us will attend the meeting tomorrow. The purpose of this is to try to get their attention and let them know that taxpayers feel something has to be done.

Dean moved and Tom seconded a motion that when Eric attends these meetings he is given the Authority to say that he is speaking for the EEHOA Board and not just as an individual taxpayer. The motion carried.

Kris Bean thanked Eric for getting the ball rolling on the streets.

At 1:50pm Dean moved and Ben seconded a motion to adjourn, the motion carried.

Ben D. Sheffield, Secretary