

Esperanza Estates HOA

Minutes of Board Meeting

June 21st, 2021

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

QUORUM DETERMINATION

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

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

APPROVAL OF MINUTES

The minutes of the May 17th, 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 good shape at present with income over \$10k ahead of budget and expenses favorable to budget by over \$13k, notwithstanding some unplanned Recreation repairs, for a total favorable to budget position of nearly \$24k.

The report was accepted.

COMMITTEE REPORTS

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

Architectural Control – Kay Bonham & Gary Rautio: Due to Kay and Gary being away for the season, Joe McCalpin has agreed to “mind the shop” in their absence. Joe reported on some requests which need more information – preferably drawings / sketches of the proposed work. Kevin noted that a pool was being filled-in at 1092 Norte and a portion of the back wall would be temporarily removed to facilitate this. It would be replaced in kind in about a week.

Capital Projects – Doug Syme: The Repair & Painting of Common Area Walls has been completed satisfactorily. No other item to report

Common Area Maintenance – Cyndie Alto: Cyndie reported that Palm Tree trimming has started and some 90 have already been trimmed. Cyndie also noted that a tree had fallen in the arroyo behind Napa and in consultation with Pima County she found that the County Flood Control department was responsible. Luke from Flood Control said that all necessary clean-up in the arroyo would be carried out end-July. Cyndie agreed to check that all arroyos would be checked and cleaned-up as necessary.

Gardeners – Rod Harp: Cyndie confirmed that volunteers, secured to water new plantings each week over the summer, are indeed doing so.

Green Valley Council – Larry Kempton: Dave reported that Larry is on sabbatical as is GVC.

Recreational Facilities – Tom Cooke: Tom reported that new blades had been installed to 14 fans in the Ramada. The Spa Heater which was some 12 years old had failed and was replaced. The recently installed Vent was adapted to the new heater. There will be a new sign to encourage patrons to replace the Spa Cover when leaving the Spa. A new pool thermometer is in place. A Timer has been installed to ensure that the Oleanders by the Pickleball Courts are not over-watered. Kevin thanked Greg Gramstad for his work. Tom confirmed to Dave that the Pool Permits were paid (we have the cancelled check) although we are still waiting for the actual Permits.

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

Hospitality – Robin Lockwood: Robin noted that a 4th July event was being planned and thanked Kathy and Debbie. Hot Dogs and Ice Cream would be provided but participants would bring their beverages. There will be a meeting on June 25th to organize the event. The recent Happy Hour events are independent of the Hospitality Committee. Dave reported that they were enjoyable and provided a chance to meet new folk.

Neighborhood Watch – Karen White:
contacted on her Oregon cell phone.

If Karen is needed on any issue, she can be

Enhancement Team – Jackie Rautio:

Jackie had nothing to report.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Doug suggested adding email addresses to the Directory. It was agreed that this was how much correspondence is now carried out. It was agreed that residents would be invited to confirm that they wished to have their email addresses included. Doug was asked to contact Cheri Day to explore how this might be implemented. (The following day Doug and Cheri agreed to work on this in the Fall.)

It was noted that there will be no Board meetings in July and August so the next meeting will be on September 20th.

Adjournment was proposed by Dean and seconded by Kay. The motion was passed by acclaim at 1.44 pm.

Respectfully submitted,

Doug Syme