

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

**MONTHLY MEETING ON SEPTEMBER 15, 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, Joe McCalpin

Absent: Eric Ellingson, Sam Barnard

The meeting was Called to Order at 1:00PM by Tom Cooke, Vice President. Tom 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.

Tom then asked for additions or corrections to the Minutes of the June 16, 2014 meeting? Ben Sheffield stated that on page 3 the 3<sup>rd</sup> line from the bottom should read “versions that are being included in the new home buyer packets”. The minutes were approved as corrected.

Treasurer’s Report August 31, 2014 Financials: Joan Moreaux reported on the Balance Sheet that there was almost \$60M cash in Operating and \$110M in Reserves for a total of \$170M. The Fixed Assets were increased by the changes to Capital Projects in Progress which were: Ramada Roof \$2,900; Pool Heater \$3,300 which was not budgeted; Quad Driveways \$16,359 which ran over by \$3,359 for extra work required on Holgado. Joan asked for questions on the Balance Sheet and there were none. Under Income we have 348 dues paid, leaving 3 unpaid. There are 347 full payments and 1 for 2/3rd’s of the year on a closing in May. Under Transfer fees we have collected \$1,700 on 16 closings, one closing was taken over by the Mortgage Company and they paid the fee as well as the buyer upon closing. Other income is a \$1,000.00 donation by the Smith’s in April. Under expenses, the major items for CAM: Labor & Materials; Upper & Lower Bridge Park Wash work in April \$4,071, Mesquite & Palm Tree trimming through August \$8,655; REC: Natural gas \$9,531, for 9,340 Therm’s, July therm’s were 235 & August 125; REC Repairs Salt Cell, Pool Rope & Spa motor \$2,852, Reconfigure & Re-pipe Solar \$1,077. We are under budget for August by \$3,460 and Year to Date by \$4,582. There were no questions. Joan then asked for volunteers for the Budget Committee to start meeting in October. Several members volunteered.

A) Architectural Control Jim Lindberg: It has been a quiet Summer and we have had new members move in, which is good for us. Several people have installed new

garage doors and we always have the issue of getting them painted the house color. Jim said that between he and Tony (JAT Painting) he feels they finally have a handle on it. There have been requests for raising patio walls and the most important issue in this area is not to block another member's view. Craig Surprise offered Jim the name of another painter if he wanted an alternative.

B) Capital Projects Joe McCalpin: The only thing that happened over the summer was the completion of the two quad driveways. Ben stated that the work on the Pool Solar heater was treated as an expense rather than capitalized as it only made it more efficient.

C) Common Area Maintenance Dean Hess: What has happened with regular maintenance these past weeks will continue in the near future. Dean mentioned that, since we put the check dams in the wash, we have not had any sand on the roads with the Summer rains. Dean stated that all of the work East of Portillo had to be done by hand as there are electrical and water lines in the wash. There are other areas that he wants to get cleaned out. Dean indicated his appreciation that Tom has been sending him e-mails regarding areas in need of work. The emails give Dean something to read and keep track of the requests. If you have something that needs being done please send Dean an e-mail.

D) GVC Joe McCalpin: There is a lot going on this Summer. There will be a Hazardous Waste collection event next February and GVC is working to get the rest of the funding together. They have one grant of \$14,800 from the Tohono O'odham that will cover about half of it, and only one collection event is being planned. Joe has been doing some activity on a project ("ride home") for people that need rides back from the hospital late at night and do not have any way of getting home. Friends in Deed shuts down at 5:00PM, so GVC is working to get all of the other providers working together to handle the problem. GVC also received \$60,000 from Freeport- McMoRan to fight buffle grass and this effort has been very effective.

E) Neighborhood Relations Stacie Meyer: There have been a few minor issues that are all resolved.

F) Recreational Facilities Tom Cooke: There has been a fair amount of activity over the last few months. He and Joe were able to get the Ramada floor repainted and they made a pass at cleaning the bricks; they didn't have enough manpower to do it right, so that will need to be done later this fall. The Ramada roof was re-coated in June and the Pool Solar Heater was reconfigured and plumbed to be more efficient. We had to install a new pool heater, replacing one that had been in service since 1996 and which we have been working to keep operating year after year. Another project completed is the re-painting of the yellow parking zone at the Ramada as

well as all of the lines on the Pickle ball/Tennis court, Thanks to Kevin Welsh.

G) Hospitality: - No report

H) Neighborhood Watch Mary Beth: Of the properties closed through the end of August, the NW Block Captains have seen three of the new owners. Most of them are not here yet.

I) Enhancement Team Joe McCalpin: Reporting for Barb, they have not met all Summer and are planning their first meeting in November.

J) Gardeners Bill Berdine: Bill had passed out to the Board a cost estimate for the EE Shade Tree Park at the Tennis Courts; the estimate covered the costs for the trees, shrubs, site preparation, grading, planting, gravel, and decomposed granite, with a projected cost between \$3,064 and \$3,949. These numbers do not include any costs for a ramada/pergola, or for watering until the trees and plants are well established. Bill said that all he needs is permission from the Board to proceed; then when his committee gets back next month they will raise the money. He is not asking for Board money. He has pledges that will cover 2/3rds of cost at the high end. They have not attempted to raise money yet, but word-of-mouth has already raised \$1,800. There was an extensive discussion period in which Bill explained the merits of the plants chosen and why certain ones were selected over what was originally proposed. The number of trees has been reduced from the original 8, down to 6, based on discussions with professional gardeners. In addition, Mesquite trees are terrible for attracting Javelina. It was moved by Ben and seconded by Dean that the Board authorize the Garden Club to proceed and that the Board's donation be the balance of the unspent funds from the 2014 Budget for the Garden Club which is approximately \$1,333. The motion carried.

K) Arts Club Kevin Welsh: No report

Old Business: None

New Business: None

At 1:51pm with no further business Tom Cooke declared the meeting adjourned.

Ben D Sheffield  
Secretary