

Esperanza Estates Homeowners Association, Inc. (EEHOA)
Regular Board of Directors Meeting: September 18, 2017

Members Present: Vice President David Sielken, Secretary Kristin Bean, Treasurer Joan Moreaux, Frank McCabe, Dean Hess, Kevin Welsh, Joe McCalpin.

President Tom Cooke and Howland Swift were absent.

In the absence of President Cooke, Vice President David Sielken called the meeting to order at 1:01 pm.

A quorum was determined.

Minutes of the June 19, 2017, meeting were approved as written.

Treasurer Moreaux presented the preliminary balance sheet and treasurer's report as of August 2017. She stated that the cost of clean up from storm damage was \$6,100. Dean Hess agreed to check with our insurance agent to see if any of the storm damage would be covered by insurance.

Moreaux reported that dues remain unpaid on seven properties. Following the current meeting, an executive session will be held to deal with one of these delinquencies. Follow-up letters for late dues were sent by Treasurer Moreaux in February, May, and September. Sielken suggested that official letters from the board be composed and sent in the future. Moreaux asked for volunteers to join her on a committee to determine the 2018 budget. The budget needs to be approved at the November board meeting. Dean Hess, Nancy Ferguson, Kevin Welsh, Jim Copeland, Tom Cooke, Howland Swift and Craig Surprise were suggested as members of the Budget Committee. Joan will contact possible committee members for scheduling. The meetings will be announced in advance and open to homeowners.

Architectural Control: Welsh had nothing new to report.

Capital Projects: Sielken will be taking inventory of peeling paint and deteriorating masonry on common area walls in order to schedule maintenance.

Common Area Maintenance: Hess reported on the storm cleanup and plans for tree replacement.

Green Valley Council: McCalpin reminded attendees of the September 26 presentation on roads.

Neighborhood Relations: McCabe had nothing to report. Homeowners asked how to anonymously report neighborhood weed problems. A discussion of action to be taken followed.

Hospitality: Nancy Ferguson reported that a new cable lock was needed for the refrigerator. Beverages have been disappearing. Hess stated that cost will be covered by the Common Area Maintenance budget. The regulator for the BBQ grill has been replaced.

Enhancement: Barb McCalpin reported that the group had funded replacement of the pool furniture; roll-down solar screens have been installed at the northeast corner of the Ramada.

Old business: some lamp heads in EE need replacing. Nothing suitable and durable has yet been found. In the past, the HOA purchased enough lamp heads for all homes and re-sold them to homeowners as needed to insure uniformity. Action on lamp heads was tabled.

Welsh noted that the brightness (lumen output) of replacement bulbs needed to be uniform. He also suggested that a solar lamp head fixture alternative be identified.

New business: McCalpin announced plans for an October issue of the Periodico. Cooke, McCalpin, and Cynthia Surprise have volunteered to contribute material. Busy Bee printing will do the layout and print 20 copies. Committees are encouraged to submit information by the end of September.

There being absolutely no objections the meeting adjourned at 2:25 pm.