

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

**MONTHLY MEETING ON SEPTEMBER 19, 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; Frank McCabe
Absent: 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 June 20, 2016 meeting. Hearing none, it was moved by Dave and seconded by Kevin that the minutes stand approved as submitted; the motion carried.

Treasurer's Report August 31, 2016 Financials -- Joan Moreaux: Reported on the Balance Sheet that our Operating Cash was \$27,789.23 with Reserves of \$156,132.07 for a Total of \$183,921.30. The next thing is Accounts Receivable, Shelving at the Shed for Enhancement. The Fixed Assets now show Capital Projects in Progress of \$32,808.20 which represents the progress to date on the new Storage Building. The top of Page 2 shows the activity between Savings & Checking for the month's activities. Income since the last meeting included: \$700 in dues payments; \$400 in transfer fees; \$70 in late fees; \$6.36 in interest. There were no unusual operating expenses except for Palm & Tree Trimming which has an overrun of \$635; we are under budget for the month and year-to-date. There were no questions on the Financials. Joan is looking for members to volunteer to serve on the Budget Committee to help develop the 2017 budget.

A) Architectural Control - Kevin Welsh: We have two items to discuss , the first is a homeowner request to redo a driveway with concrete brick pavers. Kevin has done a review of where pavers are used on drives in Esperanza Estates. There is one driveway on Del Norte that was done with 8x2x16 concrete pavers when the house was built, and others have paver inserts or other types of decorative inserts. Architectural Control recommends approval of the current request. There was a very extensive discussion, including the provisions of Sec 10.3 ('Restrictions') of the CC&R'S. Action was postponed until the next meeting at which Kevin would present the results of his study on the issues that were brought up, and Ben would present his research on the need for a change to the CC&Rs to be presented to the

membership for a vote at the Annual Meeting.

The second item was a homeowner request for enclosing a garage using T-111 paneling. There was an extended discussion during which it was mentioned that the Board addressed this issue a few years back, saying no more T-111. No action was taken and it will be discussed at the next meeting.

B) Capital Projects – Dave Sielken: Tom & Kevin are studying issues with the playing surface at the Tennis/Pickelball courts after which we will determine if it is a Capital Project or a maintenance issue. The current Reserves set-aside for Quad Driveways appears to be adequate at this time. Recently detected leaks in the Solar Heating Coils at the Pool are a new issue; how serious an issue they are will be known by budget preparation time.

Ben said that the Storage Shed costs are going to run over by about \$1,000 to cover the cost of the Partition Wall for the Archives plus come other costs. Ben thanked Jim & Barb Copeland for donating two metal security panels for the Archive Partition Wall, saving the HOA \$600, Tom & Boyd for putting down the epoxy coating on the floors in the Gator & Tilly area, and Kevin for putting the Tile Border around the street numbers on the storage shed.

C) Common Area Maintenance – Dean Hess: During the Summer we had to take out 4 large trees and 3 large Saguaro Cactus which could not be salvaged.

Hot Desert will pick small amounts of yard waste on Wednesday mornings, but cannot pick up large amounts, such as large trees, cactus, or Texas Rangers.

D) GVC -- Joe McCalpin: Joe indicated he receives requests almost daily for the names of tradespeople. GVC has a Preferred Vendor List of tradespeople that they have vetted; you can contact GVC directly for referrals.

Pima County is proposing Local Improvement Districts to repair our HOA streets. We need to gather as much information on this as we can. Eric has contacted the GVC representative (Bill Copeland) to put us on the list of HOAs interested in discussing this option with the County, and we are signed up to attend.

E) Neighborhood Relations – Frank McCabe: Everything is well in the neighborhood.

F) Recreational Facilities– Tom Cooke: The Pool Lounge Furniture which Tom indicated was in need of replacement at the last meeting somehow, and by some kind EE gremlin, has been cleaned and appears to be salvageable. Many thanks to

whoever you are; please let us know what you used. This summer there have been a number of plumbing problems, including leaks in the Pool Equipment Room. Community Water called us to advise we had unusually high water consumption at the bathrooms at the Tennis Courts. An investigation found that a valve was stuck on the toilet in the Women's Restroom. Another problem, reported by Kris Bean, was of water running off the Ramada Roof. An investigation found that a Solar Heating Panel had developed a bad leak; it was taken out of service.

While disconnecting the Solar Panel, Frank noticed a loose tile on the roof over the Archives and that was fixed; he also said that the roof needed re-coating.

G) Hospitality -- Linda Sielken: Marla is gone until the 1st of November; the next party will be a Pizza Bash on October 4th, followed by Taco Night in November.

H) Neighborhood Watch – Mary Beth: Nothing to report.

I) Enhancement Team – Barb McCalpin: No report.

J) Gardeners -- Jim Copeland: No report.

Old Business: Transfer Fees, Kevin discussed the range of Transfer/Disclosure Fees from a list put out by the Green Valley/ Sahruarita Board of Realtors. Kevin moved that we increase our Transfer Fee to \$120 effective January 1, 2017. There was a discussion regarding this issue and when it should be brought up. The motion died for lack of a second.

New Business: None

Miscellaneous Items: Eric reiterated the need for action on our Street Repairs.

At 2:24PM, Dean moved and Ben seconded a motion to adjourn, the motion carried.

Ben D. Sheffield, Secretary