

# Esperanza Estates HOA

## Minutes of Board Meeting

September 20<sup>th</sup>, 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, Ken Lindeman, Kevin Welsh, Cyndie Alto, Kay Bonham, Gary Rautio and Doug Syme. Dean Lockwood was excused.

### **APPROVAL OF MINUTES**

The minutes of the June 21<sup>st</sup>, 2021 Board Meeting were accepted as distributed.

### **TREASURER'S REPORT**

Due to his absence, Dean Lockwood sent his report to Kevin Welsh in advance. For clarity, it is included in full as follows:

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#### **August Financial Reports (as of 8/31/21)**

##### **a. Balance Sheet**

- i. Our cash and money market accounts have just over \$47.1K. This is roughly the funding needed for the remaining operating budget for 2021.
- ii. The Edward Jones reserve account investments are valued at \$117.0 on an investment of \$110.5. The GGVCF (Greater Green Valley Community Foundation) investment is currently valued at \$97.2 on an investment of \$75k. The investment is up roughly \$8.6k in from where we ended 2020. The market has been very favorable for both our reserve account investments.
- iii. Our total checking and savings of \$261.7K is up by just under \$45K from last year. Our treasury continues to be in very good shape.
- iv. Accounts receivable is \$391. This represents 1 HOA dues with late fees and interest. The remaining dues will more than likely not be collected.

- v. There are two transactions in equipment this year. We sold the Kawasaki Mule for \$2,000 and purchased the gardener's Club Car in February. The net result is we added \$1,913 of value to the equipment line in this section. (Mule book value was \$2,430 is gone, Club car value is \$4,343). Then we had to replace the spa pump this month for a cost of \$5100.

**b. P&L Statement**

- i. Total income so far this year is \$143,565. Transfer fees of \$1,500 are just under the budgeted level. Interest and investment revenue of \$17.2k are way ahead our eight-month plan of \$1,336. Pickelball revenue of \$775 is on budget. (In case anyone asks, we have had \$1,400 in donations recorded in miscellaneous revenue. \$1,000 from the Harp's to offset the purchase of the Club Car, \$300 for bricks and plants also for the garden club and \$100 miscellaneous donation in January.)
- ii. YTD, our Administration expenses of \$10.6k are \$2.6K favorable to plan. We will be favorable all year on the directory and annual meeting expenses. Otherwise no surprises.
- iii. YTD, our Common Area expenses of \$41.5k are \$6.9k favorable to plan. We have spent \$9,950 so far on palm tree trimming. We spent \$4,000 in August for some monsoon cleanup, and \$3,400 to repair and repaint some common area walls earlier in the summer. Even with these additional expenses, we are favorable to plan.
- iv. YTD, our Recreation expenses of \$17.5k are \$150 unfavorable to plan. Natural Gas is unfavorable to plan by just over \$80. We have had a few pool and Ramada repairs and expenses (salt cell for \$900, gas vent in pool \$575, and new fan blades \$500) but overall we are right on plan in most areas.
- v. The net result is after eight months, our income is favorable by \$16.4k and our expenses are favorable by just over \$9.4k for a total favorable to plan of \$25,792.

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Kevin read some highlights of the report. Tom Cooke noted that the amount of \$5,100 listed as being for the Spa Pump also included Heater replacement.

Ken Lindeman reported that (2) Closings are in progress and that we are still waiting on Paperwork from the county for the Kawasaki sale.

The report was accepted.

**COMMITTEE REPORTS**

Finance Review – Kevin Welsh: The committee had reviewed the accounts and all matters were found to be in order. The only large outgoing was to Monstrosity (some \$4k) for

post-monsoon repairs. At this juncture Kevin informed us that he would be away for three weeks and Tom Cooke agreed to take the checkbook during that time.

Architectural Control – Kay Bonham & Gary Rautio: Kay reported that Joe McCalpin had told her that the previous month and a half had been quiet.

Capital Projects – Doug Syme: Doug asked if the work in the alleyway behind Regalo which is proposed to prevent flooding in the event of another major monsoon event fell into Capital Projects. The project is in the care of Cyndie Alto and Kevin Welsh and will be discussed under New Business.

Common Area Maintenance – Cyndie Alto: Cyndie reported that Monstrosity had carried out clean-up work following the Monsoon events (as noted above in the Treasurer's Report). She noted that some 4" of rain fell in 30 minutes in the storm that did the most damage. The County Flood Control had helped with clean-up. Tom noted that the Monsoon rains had caused significant weed growth. Dave thanked Tom and Boyd for their work spraying weeds and Rod Harp for his help in clean-up (Dave acknowledged that he was aware that others not named were also involved and he wished them also to feel thanked). Dave also said that we were spraying responsibly and that the rapid growth after the rain had required a lot of work.

Gardeners – Rod Harp: In Rod's absence, Cyndie reported that, apart from post-monsoon maintenance, the Gardeners were on a pause. Mulch from the Eucalyptus had been spread last week and over the weekend. Cyndie emphasized that Palo Verde mulch would not be used.

Green Valley Council – Larry Kempton: Dave reported that Larry will not attend EEHOA board meetings but is still liaising with GVC. The road work west of Holgado is in progress. Sidewalk repair and ADA ramp installation will be carried out by the end of October and Paving will take place in January and/or February.

Recreational Facilities – Tom Cooke: Tom reported that the Heat and the Rain had made keeping the pool level adjusted a difficult task. He said that the pool had nearly overflowed on one occasion. Kevin said that Pickleball play had dropped off and only two players were present this morning. He said that a 7.00 am. start seems to be too early and a change to 8.00 am. would be made. Tom thanked Kevin for installation of a new sun-shade.

Hospitality – Robin Lockwood: In Robin's absence, it was stated that Hospitality events would be explored later in the Fall.

Neighborhood Relations – Gary Rautio: As both Gary (West of Portillo) and John Nessavich (East of Portillo) had not been in Green Valley all summer, Dave said he was unaware of issues under this category.

Neighborhood Watch – Karen White: Cyndie said Karen is putting books for new homeowners together.

Enhancement Team – Jackie Rautio: Jackie will contact her team and hoped to have some plans in place before the November Board meeting.

## **OLD BUSINESS**

There was no Old Business.

## **NEW BUSINESS**

Dave Stated that there were three items of New Business:

- 1) The Regalo Alleyway
- 2) Property Maintenance by absent homeowners
- 3) Dave reported that a water test that had been taken in the area had found commendably low levels of heavy metals.

Discussion of items:

- 1) Regalo Alleyway: Due to the unusual rain event which caused water to flow at a great rate down the alleyway, it is proposed to regrade the ground in the alleyway to direct water away from the yards which flooded. Kevin shared a photo showing the height to which the ground in the alleyway needed to be raised. The plywood seen is a temporary measure and will be removed when the homeowner modifies the threshold/gate. The work in the alleyway will be the HOA's responsibility but the homeowners will need to modify thresholds and gates to meet the new alleyway profile. It was noted that the house that flooded was lower than the backyard outside it. The homeowner is aware of the modifications necessary. Cyndie said that shrubbery in the area of the proposed work had been tidied up. It was noted that electrical boxes would not need to be raised and the elevation of the boxes indicate that the alleyway had probably been higher in the past.

A proposal from D&T had been received to add fill, consolidate it, and cover it with stone. As D&T had done satisfactory work for Esperanza Estates in the past and the proposal (\$1,500) seemed reasonable for the work necessary, it is planned to accept this bid. It was confirmed that D&T would verify that their work would not interfere with utilities before starting.

Mary Zeher (one of the homeowners affected by the flooding) said that her scuppers were not the main source of the flooding. Dave said that the water from the scuppers were a contributing factor and extending them from the yard wall is indicated. Dave said that some houses behind Nueva near Napa had had a similar issue in the past and the work done could be useful for homeowners to check. It was also noted that gates are not obligatory and a cheaper repair may simply be to brick up the opening.

Cyndie will sign the proposal and inform the affected homeowners when work is to begin, probably within 30 days.

Tom said that were some holes in some other alleyways and Cyndie agreed to have D&T deliver extra gravel to address this.

- 2) Absentee Maintenance: Homeowners are required to keep their properties maintained whether they are in Esperanza Estates year-round or only part-time. After some discussion the following was agreed:
  - (a) In general, homeowners that are concerned with neighbors' flora should attempt to resolve the matter amongst themselves.
  - (b) Failing that, the HOA will intervene as a last resort and will only take action (to be billed to the delinquent homeowner) if there is a safety issue. It is to be hoped that all homeowners will have a measure of pride in their property and would be embarrassed to be the subject of a complaint.
  - (c) Any case where the problem adjoins a Common Area of the HOA will be addressed by the HOA with costs incurred to be billed to the homeowner. This would include cases of fruit falling into the Common Area.
  - (d) In view of the weed growth due to Monsoon Rains, Tom asked that homeowners be "cut some slack".
  - (e) Tom advised the Board that a Resolution dated to the Board Meeting of March 21<sup>st</sup>, 2005 was still in force and this should be publicized.
  - (f) It was agreed to publish a summary to the Monday Morning Memo distribution of that Resolution with a link to the Resolution itself. A full copy of the Resolution will be included with the annual dues letter.

At this juncture Dave's connection to the meeting failed. He called Tom to take over. As all business had been completed, a general agreement to conclude was taken without a formal motion to adjourn. The meeting ended at 2.13 pm.

Respectfully submitted,

*Doug Syme*