

Esperanza Estates HOA

Minutes of Board Meeting

April 17, 2023

The meeting was called to order at 1:00 pm by President Dave Sielken.

QUORUM DETERMINATION

A quorum was confirmed as the following were present.

Dave Sielken, Tom Cooke, Kevin Welsh, Gary Rautio, Cyndie Alto, Ken Lindeman, Dean Lockwood, Debbie Ries and Sharon Falor.

APPROVAL OF MINUTES

The minutes of the Board Meeting held on March 20th, 2023 were approved as distributed.

TREASURER'S REPORT

Dean Lockwood presented the Treasurers report for March.

From the Balance Sheet, our operating account , which includes cash, money market and cd's, stands at close to \$165,000. This is money to keep us operational over the remainder of the year. The reserve account, made up of investments in Edward Jones accounts and GVC accounts, is still negative compared to last year, however it has improved each of the last 3 months. Our receivables account shows \$2,680, made up of 3 outstanding 2023 dues and 1 property with outstanding dues, late fees and collection expenses.

From the P & L Budget vs. Actual, our income account is a positive close to \$11,000 for the past 3 months. Administration Expenses are \$2,300 less than plan, mainly due to Tax & Filing fees which will be paid a month later than planned. Common Area Maintenance has spent \$2,000 less than budget. Recreation Expenses are over plan by \$3,500 mainly due to unexpected Pool & Spa maintenance requirements. After 3 months, the HOA budget is \$11,600 favorable to plan.

Special Assessment status - After the due date on our Special Assessment this year, we currently have received 333 payments with 17 outstanding. Late letters will be going out this week with late fees added on.

The Treasurer's Report was accepted.

COMMITTEE REPORTS

Finance Review – Kevin Welsh: No financial discrepancies were noted from a review of the financial documents. Last month Kevin stated our CPA asked if our HOA had a “Reserve Study”. The Finance Committee contacted a consulting group that performs work to produce “Reserve Studies” for corporations. To do this study, their normal fee is \$2,400. Our reserve account (what the study would address) is replenished as depreciation is added back into the account each year. What hasn't been done

is a detailed analysis of some what if scenarios (does the pool need major renovation, does the Ramada need a major remodeling, etc.). Is our Reserve account allowing for inflation? Kevin said the Finance Committee will continue to look at options on how to address this issue.

Architectural Control – Debbie Ries: Debbie stated she had 2 pre-sale inspections and 3 painting and alteration request. Debbie had no issues that required board action.

Capital Projects – Tom Cooke: No activity to report.

Common Area Maintenance – Cyndie Alto: Cyndie stated that mistletoe trimming is still in progress. Rod Harp and her are going tree shopping to replace plants that were damaged over the past year. Cyndie had no issues that required board action.

Gardeners – Rod Harp: Rod gave recognition to Ken and Carol Flake for the work in watering that they are providing . No issues required board action.

Green Valley Council – Hugh Rhine: Hugh stated that the GVC normally meets the Thursday after our HOA meeting. He will continue to provide updates in the MMM on GVC info.

Recreational Facilities – Gary Rautio: Gary thanked Kevin Welsh for helping to repair the Spa light in a very creative way. No issues required board action.

Neighborhood Relations – Deb Wright had no issues to report. An anonymous property owner did send in a complaint of people parking on gravel, with pictures, in a Quad area. Deb will be asked to follow up on this, as this is not allowed.

Hospitality – Robin Lockwood: Robin said the burgers and hot dog event scheduled for April had a conflict with the Optimist Club being able to help. Therefore, this event has been canceled. However, the Cinco de Mayo event with a potluck dinner is still on schedule for May. Robin also stated that name tag ordering will resume in the Fall.

Welcome Corps – Sharon Falor: Sharon reported that a new owner welcoming coffee & cake meeting was held on April 6th. She stated that 46 new property owners were invited and 31 were represented. Next Welcome meeting will be in the Fall.

Enhancement Team – Jackie Rautio: Jackie stated they had their last meeting April 10th with about half participation. The other half had already left for the summer. She talked about a new project they discussed regarding license plates with Esperanza Estates on the plate. Preliminary cost estimated to be \$6.00/plate with a 60 plate minimum. The selling price, to be around \$10.00, is still under discussion. Jackie also asked the board to consider setting up a Bocci Ball court – no action taken.

OLD BUSINESS

- Retain Goldschmit & Shupe as legal counsel for lien collection – Ken Lindeman shared the meeting Kevin and he had with Mike Shupe to discuss 786 Ensalmo excess proceed collection thru Pima County. Mike Shupe agreed to pick up the process from where Ken was requested to get an attorney involved since Esperanza Estates is a corporation and in Pima County a corporation must be represented by an attorney for lien processing and excess proceeds collection. Ken Lindeman signed an agreement with Goldshmit & Shupe on April 3, 2023 to retain them as our attorneys for this and future needs. This agreement does not require any money's to be paid and can be cancelled at any time with written notice by a member of the board. Kevin Welsh made a motion to accept Goldshmit & Shupe as legal council for Esperanza Estates HOA for now and going forward with additional legal requirements that affect the HOA. Dave Silken seconded the motion. A discussion followed which included using legal council to

collect late annual assessments, reimbursement assessments and special assessments. The motion was approved with a unanimous vote.

- Mary Beth Wallace Quilt status – Ken Lindeman contacted Donna Shay for an update on the status of the quilt. Donna said that she had been ill since the last board meeting and did not work on anything associated with the quilt. She will pick up where she left off and give us an update when she has more information.

NEW BUSINESS

- Adoption of “Information Sheet for Homeowners and Renters” – Kevin shared an information sheet that he is recommending be put on the Esperanza Estates HOA website as well as adding to Welcome Corps information packets. After discussion that centered around the CC&R’S and people not following the CC&R’s processes already in place for homeowners that rent or lease their homes it was agreed to table this process until the next meeting.
- Respond to the petition from Homeowners to limit the use of the pickleball courts to the hours of 7 am to 5 pm – Kevin presented a petition that Tom Aigner developed. Tom collected 21 signatures with 20 signatures of homeowners requesting a limit on pickleball court usage from 7:00 am to 5:00 pm. After input from board members and from the audience, Sharon Welsh made a motion to not accept the petition as presented. Ken Lindeman seconded the motion. A vote was taken with 8 ayes and 1 nay. The petition as presented was not accepted.

ADJOURNMENT

Sharon Welsh moved to adjourn. Cyndie Alto seconded the motion. The motion passed without dissent and the meeting ended at 2:25 pm.

Submitted by Ken Lindeman