

Esperanza Estates HOA

Minutes of Board Meeting

June 19, 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, Kevin Welsh, Gary Rautio, Cyndie Alto, Ken Lindeman, Tom Cooke, Debbie Ries, Dean Lockwood (phone).

Absent: Sharon Falor

APPROVAL OF MINUTES

The minutes of the Board Meeting held on May 15th, 2023 were approved as distributed.

TREASURER'S REPORT

Dean Lockwood presented the Treasurers report for May. From the Balance Sheet, our operating account , which includes cash, money market and cd's, stands at close to \$146,000. This is money to keep us operational over the remainder of the year. We are currently investing extra cash, \$132,000 in CD's at close to 5% interest. The reserve account, made up of investments in Edward Jones accounts and GVC accounts, is still negative compared to last year. Our receivables account shows \$2,959, made up of \$1,507 carried forward from last year, 2 outstanding 2023 dues and 4 unpaid special assessments. Two properties have been turned over to our attorney for lien filing. We will continue our collection efforts from these two property owners. Fixed assets increased by \$9,400 as we needed to replace a pool heater and sand filter.

From the P & L Budget vs. Actual, our income account is a positive close to \$10.8K for the past 5 months. Administration Expenses are \$872 less than plan. Common Area Maintenance has spent \$10.5K less than budget. Recreation Expenses are over plan by \$4.4K mainly due to unexpected Pool & Spa maintenance requirements. After 5 months, the HOA budget is \$17,874 favorable to plan.

The Treasurer's Report was accepted.

COMMITTEE REPORTS

Finance Review – Kevin Welsh: No financial discrepancies were noted from a review of the financial documents. Our Edward Jones representative has completed a review of the current makeup of our investment portfolio. Kevin Welsh and Hugh Rhine will be meeting with our representative to understand the results of that review. They will report at the next board meeting.

Architectural Control – Debbie Ries: No activity that required board action.

Capital Projects – Tom Cooke: No activity to report.

Common Area Maintenance – Cyndie Alto: Cyndie stated that palm tree trimming is nearly complete. She is still in the process of collecting money for palms trimmed from 10 property owners. Points West

damaged a light pole this past month. Thanks to Kevin Welsh and Steve Alto the post is repaired, however she will be asking for an \$80.00 credit from Points West for expenses incurred.

Gardeners – Rod Harp: Rod Harp is gone for a month. Cyndie stated that the 5 new trees, purchased last month, have been planted.

Green Valley Council – Hugh Rhine: Hugh stated that the next meeting of the GVC will be September 19th.

Recreational Facilities – Gary Rautio: Gary stated that the Spa motor went out and it was replaced.

Neighborhood Relations – Dave Sielken said there was no activity to report.

Hospitality – Robin Lockwood: Debbie Ries said there will be a 4th of July event with a \$5.00 entry charge.

Welcome Corps – Sharon Falor: No activity to report

Enhancement Team – Jackie Rautio: Jackie shared a new Esperanza Estates license plate. Details on purchasing of these plates will be in the next MMM.

OLD BUSINESS

- Dog Waste Stations – Three stations have been installed and are being checked daily. A full report will be given at our next meeting on the use or non-use of the stations.

NEW BUSINESS

- Neighborhood Fire Prevention – Dave Sielken referenced an article in the Green Valley paper suggesting that neighborhoods take an inventory on the status of fire prevention in their areas. This includes looking at plants that could spread fire as well as knowing where fire hydrants are located. Rod Harp has agreed to look at this for Esperanza Estates.
- Light post maintenance – Tom Cooke referenced the CC&R's stating that the property owner is responsible for ensuring their light post is in operating condition. He restated that light bulbs are available by calling him or Gary Ratio. Lamp heads are also available at a price. Gary did a check of lamp post that were not working properly. The results have been published in the MMM. Property owners will be reminded if their posts are not repaired, action to be determined.
- Next meeting – Dave Sielken stated that our next meeting is September 18, 2023.

ADJOURNMENT

Kevin Welsh moved to adjourn. Gary Ratio seconded the motion. The motion passed without dissent and the meeting ended at 1:33 pm.

Submitted by Ken Lindeman