

# **48th Esperanza Estates' Annual Homeowners' Meeting January 19th, 2026**

The 48th Annual Meeting of Esperanza Estates' Homeowners Association, Inc. was held at the Community Performing Art Center (CPAC) in Green Valley on January 19, 2026.

Properties represented: 83, which is 24 percent of total households

The Meeting was called to order by President Kevin Welsh at 1:01 p.m. He welcomed the homeowners and introduced the current board members in attendance: Debbie Ries, Ken Lindeman (secretary), David Sielken, Cyndie Alto, Dean Lockwood (treasurer), Larry Johnson and Jim Gardner. John Nesavich (vice president) was absent.

Secretary Ken Lindeman confirmed that a Quorum was reached.

The Minutes from the January 20, 2025 annual meeting were approved as presented.

## **Election Results**

Secretary Ken Lindeman reported that Cyndie Alto was re-elected to a three-year term and Bruce Buursma and Blake Gipson were elected for three-year terms.

Outgoing board members Ken Lindeman and David Sielken both expressed gratitude for the opportunity to serve the EEHOA over many years.

## **Financial Status**

Treasurer Dean Lockwood provided a comprehensive update on the financial condition of the EEHOA. He noted that 2025 was an extremely good year for the EEHOA treasury.

- Cash, CDs and money market accounts stand at \$197,200 at year end, up from \$173,600 for the prior year.
- Reserve account investments are \$252,900, up just over \$30,000 for the year.
- Total checking and savings amounted to \$450,200 at year end, up almost \$54,000 from Dec. 31, 2024.

- As of January 19, 2026, the annual HOA assessment had been collected from 341 or the 350 homeowner units.

### **Common Area Maintenance**

Cyndie Alto reported on the numerous ways in which volunteers help cultivate and beautify the 21-acres of landscape in our common areas. She praised in particular the Rock Monkeys and the Gardeners for unstinting efforts to place and repurpose stones, rocks, and desert plants throughout the community. Cyndie noted that a memorial totem in honor of the late Patti Johnson has been completed and erected in Regalo Park. She also was able to negotiate a favorable rate with long-term vendor Monstrosity for continuing its work trimming the palms and other trees in Esperanza Estates.

### **Architectural Control**

Debbie Ries reminded homeowners that it's necessary to fill out an online form at [esperanzaestates.net](http://esperanzaestates.net) when planning any changes or improvements to the outside of your unit — exterior paint, window treatments, front or rear gates, solar panels, or exterior structures such as pergolas. She emphasized that it is each homeowner's responsibility to get written approval from the board prior to changes made to the exterior of their home.

### **Recreation**

Jim Gardner offered updates on maintenance and improvements for the pool/spa, ramada and pickleball courts.

- Improvements anticipated in 2026 at the pool include replacing bathroom skylights and repairing or replacing the solar heat system.
- A Ramada Refresh Committee has been formed to investigate and propose updates to the ramada and pool areas. Jeff Erickson, Esley Holt, Kathy Stavneak and Frank McCabe are serving with Jim Gardner on that committee.
- The pickleball courts and adjoining building also are in need of some near-term updates and maintenance, so a Pickleball Refresh Committee will be formed to address those needs. Jim Gardner further noted he is searching for a new Pickleball Court Master after Greg Gramstad announced he is stepping aside after many years of exemplary service.

## **Capital Projects**

In John Nesavich's absence, Kevin Welsh presented an update on the imminent construction of the Bocce Ball Courts along the EE trail.

## **Committee Reports**

**Green Valley Council** — Hugh Rhine suggested homeowners might benefit from signing up on the GVC website for a weekly email update. He also reported requesting the use of speed-monitoring devices for traffic-calming purposes on S. Camino del Portillo.

**Hospitality** — Robin Lockwood reported on the accomplishments and future plans for the hospitality committee, emphasizing the social bonds created in the community through hosted potlucks, soup suppers, special dessert gatherings and so forth. She occasionally mentioned that complimentary beverages are often a highlight for homeowners at these events.

**Enhancement** — Jody Hauge updated homeowners on the various annual events and fundraising projects the committee stages and supports. She pointed to the pool chairlift and ramada propane heaters as enhancements the committee helped fund recently. Current and upcoming projects include the bocce ball court, a training board for the pickleball courts, funding labor for placement of brick pavers in common areas, and funding signs for the Arts and Crafts group

**Welcome Corps** — Gloria Creagh provided an update, read by Larry Johnson in her absence. The report noted 21 new residents, including renters, who moved into EE in 2025, all of whom received a Welcome Folder. She also reported on a New Residents' Reception held on Dec. 7, 2025, which attracted about 60 people. A similar event is planned for late 2026.

**Gardeners** — Mark Zehrer introduced himself and his wife Pat as the successors of Rod and Mary Harp who led the Gardeners in EE for many seasons. The group helps maintain and spruce up more than 15 designated parks and pocket gardens in the HOA. His goal is to continue the Harps' legacy of promoting congeniality and relationship-building while weeding.

## **Volunteer Appreciation**

Dean Lockwood reported that the board has awarded commemorative bricks to honor the contributions of three more residents to our community — Dave Sielken for his time on the board and committee, Judy Hayes for her stellar stewardship of the Morning Morning Memo, and Barb McCalpin, a tireless volunteer. Both Judy and Barb passed away in 2025. Then Kevin Welsh listed several more people as “unsung volunteers” — John and Gloria Creagh (Christmas Elves); Tom and Linda Kozik (Doggy Patrol), Cheri Day (EE Directory); Dale Rask, Ross Meesick and Adrienne Lowe (EE website); John Nesavich, Cynthia Surprise, Lynn Theder, Hugh Rhine and Gloria Creagh (Monday Morning Memo); Shelly Mosser, Dawn Casey, Lynn Noble and Lorna George (pool/spa monitoring); Deb Wright (Neighborhood Relations); Don Hartje and Tom Aigner (Rock Monkeys), and Boyde Morse and Steve Alto (Weed Control).

## **Comments from Homeowners**

A few residents rose to voice their gratitude for life in Esperanza Estates and one resident suggested including more information in the annual printed EE Directory. Kevin Welsh responded by noting all of the requested information resides on the website and the timing of the directory’s publication date and election of board officers makes inclusion problematic.

## **Election of Officers**

After a brief break, the board reconvened to elect officers and appoint committee leaders for 2026.

Kevin Welsh retained his position as President

Blake Gipson accepted the position of Vice President

Bruce Buursma accepted the position of Secretary

Dean Lockwood retained his position as Treasurer.

Cindy Alto retained her position as Director and in charge of Common Area projects.

Debbie Ries retained her position as Director and in charge of the Architectural Control Committee.

Larry Johnson retained his position as Director and in charge of the Welcoming Committee.

John Nesavich retained his position as Director and is in charge of Capital Projects

Jim Gardner retained his position as Director and in charge of Recreational Facilities.

**Committee Chairs:**

Finance - Kevin Welsh

Neighborhood Relations - Deb Wright

Green Valley Council - Hugh Rhine

Welcome Corps - Gloria Creagh

Hospitality - Robin Lockwood

Enhancement - Jody Hauge

Gardener - Mark Zehrer

MMM - Pam Zehrer

Website - Dale Rask

Directory - Cheri Day

**Adjournment**

President Welsh moved that the meeting be adjourned which was seconded by Bruce Buursma and unanimously passed.

***Submitted by Bruce Buursma***