

# Esperanza Estates HOA

## Minutes of Board Meeting

### February 16, 2026

The meeting was called to order at 12:59 p.m. by President Kevin Welsh.

#### **Quorum Determination**

A quorum was confirmed as the following were present: Kevin Welsh, Blake Gipson, Bruce Buursma, Dean Lockwood (by phone), Cyndie Alto, Jim Gardner, John Nesavich, Debbie Ries and Larry Johnson.

#### **Approval of Minutes**

The minutes of the Board Meeting held on December 16, 2025, were approved as distributed.

#### **Treasurer's Report**

Since Dean Lockwood was traveling and listening on his cellphone, Kevin Welsh read the report. Highlights included:

- Cash, money market accounts, and CDs are at \$218.3K vs \$197.4K last year at this time. Total checking and savings of \$474.8K is up by \$50.2K from last year at the same time. Our treasury is in good shape.
- Total income in January is \$204K. Dues revenue of \$199,500 represents 350 houses at \$570 each. We billed \$399 late fees. We had one transfer fee this month. Our combined interest income and gain on investment was \$3.9K.
- Overall, after one month, our revenue is favorable to plan by \$3.3K and our expenses are favorable to plan by \$1K for a total favorable variance to plan of \$4.3K.

The Treasurer's Report was accepted.

#### **Committee Reports**

Finance Review — Kevin Welsh: No financial discrepancies were noted and Kevin mentioned he would be sitting down with advisors to map out a strategy for the new year.

Architectural Control — Debbie Ries: Debbie reported five pre-sale inspections along with one request for permission to repair a driveway and one request for an alteration to the premises. She also received five requests for repainting.

Capital Projects — John Nesavich: John noted that the Bocce Ball Project was nearing completion and was coming in slightly under the approved \$20,000 budget, thanks to hundreds of hours of volunteer labor coordinated by project overseer Ken Lindeman.

Cyndie Alto — Common-Area Maintenance: Cyndie stated that Points West Landscaping recently weeded and spruced up the common areas. She voiced appreciation for homeowners who diligently manage the weeds in the areas around their properties. Cyndie also expressed gratitude to homeowners who are donating plants and rocks to the landscaping around the Bocce Ball complex.

Recreational Facilities — Jm Gardner: Jim noted that his committee for a refresh of the Sunset Ramada is busy evaluating and will be making recommendations on steps to update the aesthetics and functionality of the much-used gathering space for our HOA. He further noted that Suzanne Moyer had volunteered to help with coordination of activities at the pickleball courts, which also soon may need a refresh/resurfacing.

Pickleball Club — Margaret Larson: Margaret reported on the early progress of the newly formed EE Pickleball Club, which was formed to promote sociable and safe play for all levels of aptitude in the HOA. Nearly 30 people have joined the clubs, which provides training and learning opportunities.

Gardeners — Mark Zehrer: Mark thanked the Enhancement Committee for reaching out to the Gardeners to help with common-area weeding and pruning and organizing a social hour afterward. He also said he is getting long very well with Cyndie Alto as they seek ways to support each other.

Green Valley Council — Hugh Rhine: Hugh noted that GVC is offering a training session for HOA officers on March 26. He also mentioned the council is serving as a gathering point for petitions dealing with title fraud.

Neighborhood Relations: Deb Wright: Deb declared that “we’re all getting along” right now.

Hospitality — Robin Lockwood: Gloria Creagh read Robin’s report in her absence, taking note of two successful gatherings at the Ramada. The Souper Supper attracted 132 on January 20 and the annual Optimist Club Sausage Fundraiser drew 137 and raised \$1,200 for the club’s scholarship initiative. The next event is the St. Patrick’s Potato Bar on March 17.

Welcome Corps — Gloria Creagh: Gloria said there are several pending closings in the HOA and there will be new residents to welcome in the coming weeks and month.

Enhancement Team — Jody Hague: Roberta Bower provided an update in Jody's absence, mentioning that the team has help fund labor costs for the installation of bricks on the parkways at Wishing Well and Whigham Wash parks and at the Sunset Ramada.

### **Old Business**

Bocce Ball Complex Update — Ken Lindeman: Ken praised the volunteers who made the project a success and pointed out the location along the EE Trail. He also said there will be additional seating for players and spectators.

### **New Business**

Annual Meeting Date for 2027. Kevin Welsh stated he had been informed by the CPAC that our traditional third Monday in January date was unavailable and that January 10, a Sunday, was proposed as an alternative. The Board had no objection to accepting the new date — January 10, 2026, at 1 p.m. in the CPAC Auditorium.

Approval of two volunteers (Editor and Assistant) for the Monday Morning Memo. Kevin Welsh proposed a methodology for approving volunteers for the weekly MMM publication but after considerable discussion and sharply divided opinions were expressed, Bruce Buursma made a motion to table the issue. Jim Gardner seconded the motion and it was adopted unanimously.

Replace Item #3 of Board Resolution adopted Feb. 19, 2018. Since this action was linked to the tabled MMM conversation, Kevin Welsh withdrew it from consideration.

Kevin Welsh noted that newly elected Board Director and Vice President Blake Gipson recently sold his EE home and purchased in another HOA in Green Valley. Blake spoke of his appreciation for his time in Esperanza Estates and pledged to remain connected even though his brief Board service was coming to an end.

Kevin Welsh then raised the issue of finding a replacement for Blake and asked any interested person to make himself or herself known to the Board for appointment to serve out the remainder of Blake's three-year term. There was discussion around the process and the

qualities sought for the new Board member and for a candidate to fulfill the responsibilities of Vice President.

### **Adjournment**

Kevin Welsh made the motion to adjourn. Blake Gipson seconded. The motion passed without dissent and the meeting ended at 2:04 p.m.

—Submitted by Bruce Buursma, Secretary