

# **Esperanza Estates HOA**

## **Minutes of Special Board Meeting**

### **March 6, 2026**

The meeting, held at Madera Vista GVR facility, was called to order at 9:56 a.m. by President Kevin Welsh.

#### **Quorum Determination**

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

#### **Business Matters**

Kevin Welsh opened the meeting by declaring he had called a special closed session of the board to discuss two items — both dealing with personnel matters.

The first item pertained to his concerns about Board Meeting decorum and Kevin presented a one-page document outlining core principles and common rules of meeting decorum.

Members of the board reviewed the document and made a number of suggestions to edit the language. Kevin agreed to modify the document and indicated he will propose the revised document as a Board Resolution at the regular monthly meeting of the Board on March 16, 2026.

The second item centered on identifying and appointing a new director to the board to fill out the vacancy created when Vice President Blake Gipson closed on the sale of his Esperanza Estates property on Feb. 27. As of March 6, two people have voiced interest in serving on the board for the remains 33 months of the three-year term.. The Board decided to conduct interviews with each candidate — and any other interested person who might emerge in the next week — on Sunday, March 15, in the hope of appointing a new director at the March 16 regular Board Meeting.

#### **Adjournment**

Kevin Welsh made the motion to adjourn at 10:50 a.m. Dean Lockwood seconded the motion and it was approved without dissent.

— Submitted by Bruce Buursma, secretary

