

Esperanza Estates HOA

Minutes of Board Meeting

March 16, 2026

The meeting was called to order at 1:00 p.m. by President Kevin Welsh

Quorum Determination

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

Approval of Minutes

The minutes of the Board Meeting held February 16, 2026, along with minutes for Special Board Meetings held March 6, 2026, and March 15, 2026, were approved as distributed.

Treasurer's Report - Dean Lockwood

Balance Sheet Highlights: As of the end of February, cash, money market and CDs are at \$189K vs. \$184K at the same time last year. Current reserve account investments stand at \$140.7K, up \$2.6K from the end of last year. Total checking and savings are now \$452.4K, up by \$39.1K at this time last year.

Profit & Loss Statement Highlights: Income for the first two months of the current year is \$206.2K, reflecting \$199.5K in dues revenue, \$399 in late fees and \$6K in interest income and investment gains. Revenue is favorable to plan by \$4.6K and expenses are favorable to plan by \$5.7K for a total favorable variance to plan of \$10.3K for the first two months of 2026.

Committee Reports

Finance Review — **Kevin Welsh** reported the Finance Review team did not meet in person but reviewed the statements for the bank and investment accounts provided by the Treasurer. He noted once again that everything was in good order and accurate.

Architectural Control — **Debbie Ries** said she completed two inspections of homes for sale. She also noted one front awning installation and a driveway repair for another homeowner just underway.

Capital Improvements — **John Nesavich** commented on the successful completion of the Bocce Ball Courts and the March 11 opening celebration that drew more than 50 residents for coffee and donuts.

Common-Area Maintenance — **Cyndie Alto** stated the Points West crew has its hands full with oleander bush trimming due to the extended growing season this winter.

Gardeners — In Mark Zehrer's absence, **Cyndia Alto** read his update, which included gratitude to many volunteers who helped with the potted plant sale at the March 13 Silent Auction. That sale netted \$229 for the Gardeners, to help with rising gas prices for the Amigo cart. Mark also put out a plea for more volunteers to help with weed control this season.

Recreational Facilities — **Jim Gardner** updated the board on the pool, Ramada and pickleball and bocce ball courts. He highlighted the expansion of pool hours from 7 a.m. to 9 p.m. due to unseasonably warm temperatures and the recent spring cleaning of the Ramada by volunteers.

Pickleball Club — **Margaret Larson** continued to encourage more people to join the club and get to learn the sport. She also mentioned EE's APPL team wrapped up an undefeated season and will be playing in the state tournament later in the month.

Green Valley Council — **Hugh Rhine** reported that the long-awaited speed monitoring signing promised by GVC is now supposed to be placed on Portillo sometime in April,

Neighborhood Relations — **Deb Wright** observed that "no news is good news."

Hospitality — **Robin Lockwood** mentioned the imminent St. Patrick's Day Potato Bar supper on March 17. She praised her hospitality team members for their tireless efforts to provide fun and festive events that bring the community together.

Welcome Corps — **Gloria Creagh** reported hearing unofficially of seven new residents in the past month, but only two officially as paperwork seems to have been slow to arrive to the HOA's channels. She is planing a Welcome Event for new residents before the April Board Meeting.

Enhancement Team — **Jody Hague** announced that the March 13 Silent Auction, Quilt Auction and Dessert Buffet raised \$3,893 for the Enhancement Committee. Those funds will be used to support various initiatives that improve life and amenities at EE. Jody and team are already planning next spring's Silent Auction.

Old Business

Choosing a New Director — The Board Members voted to appoint Esley Holt to fill out the remaining term of the vacant director position. Members of the Board thanked the two other candidates, Tom Waltz and Sam Barnard, for their willingness to run for the seat and encouraged both of them to consider running again in the annual election.

Address the Tabled Discussion to Modify Item #3 of the Board Resolution Adopted 2/19/2018 — Kevin Welsh proposed striking the current wording that the Monday Morning Memo is a “private publication and not under Board control.” His suggested resolution declared that the Monday Morning Memo is “funded by the HOA” and its editor and assistant are volunteers who must be “approved by the Board “ and may be “removed by the Board.” He moved the adoption of the new wording and Secretary Bruce Buursma provided a second to get the motion up for discussion. A spirited discussion ensued before the vote was called. The motion failed by a vote of 8 to 1.

Address the Tabled Action to Approve Two Volunteers as Editor and Assistant for the Monday Morning Memo. Due to the failure of the previous resolution, Kevin Welsh withdrew this measure from consideration.

New Business

Proposal to Adopt a Resolution to Establish and Define the Principles and Rules of Decorum During Board Meeting — Kevin Welsh explained his rationale for introducing a set of rules and principles governing decorum during board meetings. He made the motion to adopt the statement and Treasurer Dean Lockwood seconded the motion so discussion could proceed. A lively exchange of views commenced with comments from directors and a number of homeowners in the audience. The motion failed by a vote of 8-1.

Question/Comments From the Floor:

On behalf of a homeowner who could not attend the meeting, Bruce Buursma raised the issue of Board advocacy for participating in the Firewise USA Program that could assess and help reduce the danger of wildfire damage to property in our HOA.

Bruce Buursma also raised concern over increased cart traffic on the EE Trail with the opening of the Bocce Ball Courts. He voiced hope that able-bodied residents would drive on the paved streets and access the courts through the entry off Vereda Calma.

Jody Hague mentioned that the Enhancement Committee was preparing signage for the Bocce Ball Courts that will indicate it's an Esperanza Estates amenity to eliminate any confusion about who owns and operates the court.

Recess

Kevin Welsh declared a 15-minute recess before the Board would reconvene and take up a final item of business.

Directors Reconvene to Elect a Vice President

In Kevin Welsh's absence, Secretary Bruce Buursma presided over the remainder of the meeting. The Directors unanimously elected Esley Holt as Vice President.

Adjournment

Bruce Buursma moved to adjourn the meeting at 2:22 p.m. Cyndie Alto provided a second and it was adopted without dissent.

Post-Meeting Addendum

On Monday evening, Kevin Welsh submitted a letter of resignation as President of the Board via email to the other eight members. He indicated he intended to remain a member at large through this final year of his term. The Board will be led by Vice President Esley Holt until the Board meets to elect a President to fill the vacancy.