

Esperanza Estates HOA

Minutes of Board Meeting

September 16, 2024

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

QUORUM DETERMINATION

A quorum was confirmed as the following were present.

Kevin Welsh, Dave Sielken, Dean Lockwood (phone), Ken Lindeman, Cyndie Alto, Connie Scorza - Absent: Debbie Ries, Sharon Falor, John Nesavich

APPROVAL OF MINUTES

The minutes of the Board Meeting held on May 20, 2024 were approved as distributed.

TREASURER'S REPORT

Dean Lockwood presented the Treasurers report for August. From the Balance Sheet, our operating account, which includes cash, money market and cd's, stands at close to \$74,538. We are currently investing extra cash in CDs at roughly 5% interest. This is money to keep us operational throughout the year. The reserve account, made up of investments in Edward Jones accounts and GVC accounts, has increased in value by almost \$20K since the first of the year. Our receivables account shows \$640. This represents 2024 dues and late fees on one property. Total checking and savings of \$297.2K is at the same level as last year at this time.

From the P & L Budget vs. Actual, our income account is \$29.4K greater than budget. This is due to interest income and gain on investment greater than planned and receipt of \$8.9K in miscellaneous for the "pool lift". Administration Expenses are over plan by \$3.6K due to increased GVC dues, income taxes and trash bill increase. Common Area Maintenance was favorable to plan by \$3.0K. Recreation Expenses, at \$23.6K are right at plan. After 8 months, income is favorable to plan by \$29.4K, expenses are unfavorable to plan by \$.9K for a total variance of roughly \$28.4K 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.

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

Capital Projects – Dave Sielken: No activity that required board action.

Common Area Maintenance – Cyndie Alto: Cyndie stated that everything was in order.

Gardeners – Rod Harp: Rod said that all plants have survived the summer in good condition.

Green Valley Council – Hugh Rhine: Hugh said they will continue posting meeting activity in the MMM as meetings are normally scheduled after our HOA meeting.

Recreational Facilities – Sharon Falor – A question was raised regarding contact information when Sharon is gone. Dave Sielken volunteered to call Sharon to find out if she had a contact person to cover Facilities while she is gone.

Neighborhood Relations – No Report

Hospitality – Robin Lockwood: Robin Lockwood said the next event, October 31, will be a welcoming back event. Highlighting the event will be a pumpkin carving contest.

Welcome Corps – John Nesavich No Report

Enhancement Team – Jody Hague : No Report

OLD BUSINESS

- Pool Winter Hours – Lorna George wrote a request to the Board asking the Board to reconsider “pool winter hours”. Due to cold mornings during the Winter months, winter hours for opening the pool are set at 9:00 am. Lorna stated that there are 7 to 8 swimmers that use the pool for exercise before organized activities begin. She asked that the pool be opened at 7:00 am same as now. After discussion, Kevin Welsh made a motion to open the pool at 8:00 am for the months of November and December with another look at “opening hours” at our December meeting. Dean Lockwood seconded the motion.

After discussion, a vote was called and the motion passed unanimously.

NEW BUSINESS

- Flag Park car accident status update – Dave Sielken shared a letter received by the parents of the boy that had the accident. They agreed to cover all expenses and asked for an estimated cost. Dave is in the process of collecting this information.
- Ballot measure to maintain HOA control of parking – Kevin Welsh stated the State of Arizona passed legislation that will require HOA’s to fall under county parking regulations unless they have a majority of property owners requesting to stay with HOA parking regulations. Kevin said he will attend the GVC meeting this Thursday and talk to our lawyer, as he will also be attending. He will report back at our next meeting.
- Mailings for Director balloting – Ken Lindeman brought up issue that he has been dealing with. Each year, the secretary has built ballot packages for all property owners in the HOA. Ballots returned is about 50% of ballots mailed. Looking at the last four years of ballot receipts, a high percentage of ballots not returned are with the same property owners year after year. Ken is suggesting the secretary change the way ballots are mailed. He suggests that ballots only be mailed to property owners that have responded in the last two voting cycles. Kevin said that he would also take up this issue with our lawyer and report back.
- Esperanza Estates web site is broken – Kevin Welsh stated that Adrienne Lowe is having significant problems maintaining this web site. Kevin suggested we get an estimate from a programming consultant to either assist in bringing the website back to operating shape or have an estimate to replace the old software (and maybe hardware) and set up a new web site. Kevin is going to follow up with Adrienne to see what can be done. He also suggested we remember to include findings in the new budget.

ADJOURNMENT

Dave Sielken moved to adjourn. Connie Scorza seconded the motion. The motion passed without dissent and the meeting ended at 1:33 pm.

Submitted by Ken Lindeman