

47th Esperanza Estates Annual Homeowners' Association Meeting

January 20th, 2025

The Esperanza Estates Homeowners Association 47th Annual Meeting, was held at the Community Performing Art Center (CPAC) in Green Valley on January 20, 2025.

Properties represented: 78 or 22% of total properties (350).

The Meeting was called to order by President Kevin Welsh at 1:03 p.m.

Secretary Ken Lindeman confirmed that a Quorum was reached.

The Minutes from the December 16, 2024 meeting were approved as presented.

The Current Board members were introduced: Kevin Welsh - President, Dave Sielken – Vice President, Dean Lockwood - Treasurer, Ken Lindeman - Secretary, Cyndie Alto, Connie Scorza, Debbie Ries and John Nesavich. Sharon Falor was absent.

Election Results:

Secretary Lindeman gave the results of the 2024/5 election. He thanked Esley Holt for being the first person to volunteer her name on the ballot. 2025 was Esperanza Estates first electronic ballot election. 207 valid ballots were received. 59% of property owners voted. Dean Lockwood, Jim Gardner and Larry Johnson were elected for a three-year term. Katie Liddle received a strong vote. Jim and Larry took their place at the Board at this juncture.

Treasurer's Report – Dean Lockwood -Dean Lockwood presented the Treasurer's Report.

Highlights were:

- That Cash, Money Market accounts and CD's are sitting at \$173,500 compared to \$188,000 in 2023.
- That as of 12/31/24, \$152,400 of 2025 assessments have been collected and are currently invested in CD's receiving about 4.5% interest.
- That investments performed well in 2024 and have increased by \$19,100. The Edward Jones Reserve account is valued at \$122,300 on an original investment of \$110,500. This investment is up \$9,700 from its close in 2023. The Greater Green Valley Community Foundation fund is valued at \$100,300 on an original investment of \$75,000. This investment is up \$9,400 from its close in 2023.
- That Accounts Receivable ended 2024 with a balance of \$960.

- Major changes in fixed assets include:
 - pool renovation (Apr-Jun 2024) - \$56,327
 - pool lift (Apr-Jun 2024) - \$8,940 – (gift from community)
 - 3 computers and 1 printer (Dec – for treasurer, secretary, web master) - \$1,482
- That the 2024 P & L Budget versus Actual showed:
 - Total income: +\$21.5K
 - Total ADM expense: -\$ 6.7K
 - Total CAM expense: +\$ 1.8K
 - Total REC expense: +\$ 2.7K
- Net Income: +\$19.4K

In summary, Dean stated that after 12 months, our revenue was favorable to plan by \$21.5K and our expenses were unfavorable to plan by \$2.8K for a total favorable variance to plan of \$19.3K.

Vice President Report – Dave Sielken stated that one major capital project was completed in 2024. The pool was refurbished and the walking area around the pool was refinished.

Finance Committee: - Kevin Welsh – Kevin Welsh, Dean Lockwood, Jim Stavneak and Hugh Rhine make up the finance committee. The HOA budget is in good shape with a balance of \$19,355.58 net income for the year.

Common Area Maintenance: Cyndie Alto - Cindy advised that the walking areas are used by others besides EE residents. In response to a question regarding the trimming of some plants, Cindy reported due to the 2024 long hot summer, trimming was delayed until the first freeze. Rocks were obtained to fill in areas in need. Special thanks were given to Rod & Mary Harp and all the Garden Club volunteers that made quick work of all that is needed. She reminded us that without volunteers HOA dues would go up. The HOA is in need of a volunteer to take over Rod Harp’s leadership of the Garden Club. Finally, she advised that a Bocce Ball area is in the works.

Architectural Control: Debbie Reis – Debbie reported that residences that needed attention following an inspection have been finalized apart from a few that are still pending. Debbie reminded the HOA members present if anyone has concerns to contact Debbie directly.

Recreational Areas: Jim Gardner – Jim informed the attendees about the daily pool maintenance, and the status of the pool gates lock repairs. Jim is looking for volunteers to perform the repairs needed and paint on the south pool gate. If your gate key still has issues contact Jim Gardner. Jim’s goal is to reduce pool operating expenses. He is working on the

pool/spa chlorine measurements, bathroom shower head repairs, the Ramada poolside and equipment room, and having the Ramada area power washed. The Pickleball courts are awaiting fence covers.

Green Valley Council: Hugh Rhine – Hugh reported on his attendance at the Green Valley Council meetings and specifically mentioned the recommended Firewire Program being offered.

Volunteer Appreciation: Dave Silken - Dave advised there will be a “Remembrance Brick” placed for Ken Lindeman, Sharon Falor, Rod & Mary Harp and Jackie Ratio for their many years of dedication to EEHOA Board and residents.

Enhancement Team: Jody Hauge - Jody gave an appreciation for volunteers calling out Cheri Day, Jeff Ries, Jim Gardner, Hugh Rhine, Adrienne Lowe and others for their volunteer hours to EE. She advised that Enhancement continues with their main goal—to raise funds for EE’s betterment. It raised \$3,432.00 in their last event. There are seven EE license plates left, \$4,025 was donated toward the purchase of the pool lift chair. Also purchased were: three Sequoias, a powerful leaf blower for the Pickleball Courts, the blue pots and plants along the pool area’s outside wall, six propane heaters for the Ramada event. Currently for 2025, they have the upcoming Ramada sale and home tours.

Welcome Corps: John Nesavich – John stated, with the assistance of the Block Captains, they have provided welcome packets to fourteen (14) new residents and hosted a Green Valley Fire Department (GVFD) presentation event held at the Ramada. Current plans are to host another GVFD event in early 2025 to make residents aware of services provided by the GVFD.

Hospitality: Robin Lockwood - Robin advised there are 35 active volunteers, that Hospitality operates from October to May with themed events and potlucks. Some events have an entry fee and others are free. Drinks and utensils are always provided. Hospitality uses funds raised to replace items for food events and this past year they bought a hot water heater for the sink in the kitchen. She also acknowledged the service Cynthia Gates has given to the Hospitality Group over many years.

Gardeners: Rod Harp – Rod advised that together with his wife Mary, there are approximately 14 volunteers currently in the gardening group. At the upcoming Ramada Enhancement sale, the Gardeners will be having a sale with about 100 ready-to-be-potted plants, yard art, and painted pots. Funds received are used to buy gardening tools/equipment. Volunteers are always welcomed. Rod specifically thanked Carol Flake (watering plants in pool area), Tom Aigner (too many projects to mention)

Comments from the floor: President Welsh opened the meeting to comments from the floor which included:

- A. The recommendation for EE to join other HOAs in the Firewise program which helps to reduce wildfires;
- B. A special thanks and shout-out to Judy Hayes for all her dedication and hard work on the weekly Monday Morning Memo;
- C. Thanks to those who welcome newcomers to the neighborhood;

A short break was taken and a brief, closed meeting took place to elect officers for 2025.

Election of officers:

- - President – Kevin Welsh
- - Vice President – John Nesavich
- - Secretary – Connie Scorza
- - Treasurer – Dean Lockwood
- - Common Area Maintenance – Cyndie Alto
- - Financial Review – Kevin Welsh
- - Capital Projects – Dave Sielken
- - Welcome Corp – Larry Johnson
- - Recreation Facilities – Jim Gardner
- - Architectural Control – Debbie Ries

A motion was made to elect officers as presented by Kevin Welsh; John Nesavich seconded the motion. The motion received unanimous approval.

President Welsh moved that the meeting be adjourned which was seconded by Dean Lockwood, and unanimously passed.