

Esperanza Estates HOA  
Minutes of Board Meeting

February 17, 2025

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, John Nesavich, Dean Lockwood, Connie Scorza, Cyndie Alto, Jim Gardner and Larry Johnson.  
Absent: Debbie Ries and Dave Seilken.

**APPROVAL OF MINUTES**

The minutes of the Board Meeting held on January 20, 2025 were approved as distributed.

**TREASURER'S REPORT**

Dean Lockwood presented the Treasurer's report as of January 31, 2025. Overall, after 1 month into 2025, our revenue is favorable to plan by \$4,145, and our expenses are unfavorable to plan by \$2,418, for a total favorable variance to plan of just over \$1,700.00:

Operating account, which includes cash, money market and CDs, stands at close to \$197,000. We are currently investing extra cash in CDs at close to 4.5% interest. This is money to keep us operational throughout the year. The Edward Jones Reserve account is valued at \$125,300 on an investment of \$113,800. The Greater Green Valley Community Foundation is valued at just under \$102,000 on an investment of \$75,000. Our receivables account shows \$3,515, which represents four residents' unpaid 2025 dues and late fees, plus one carryover from 2024.

Total Income so far this year \$205,800 – Dues revenue \$199,500, \$285 late fees, two transfer fees, and \$4,800 interest revenue and investment gains.

Administrative Expenses \$14,900 with Common Area Expenses of \$3,800 and Recreation Expenses \$5,600.

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: Debbie was absent from the meeting.

Capital Projects – Dave Sielken: Dave was absent from the meeting.

Common Area Maintenance – Cyndie Alto: Cyndie had nothing to report.

Recreational Facilities – Jim Gardner: Jim reported (i) a couple of issues with the pool that were resolved by himself or Green Valley Pool without any need for closure, (ii) the pool solar system is in working order and will turn on if the temperature drops to 40 degrees, (iii) the Ramada roof is in need of some repairs and (iv) everything is going well at the Pickleball Courts.

Welcome Corps – Larry Johnson: Larry reported there are three (3) new residents in EE.

Green Valley Council – Hugh Rhine: Hugh will continue posting meeting activity in the MMM as meetings are normally scheduled after our HOA meeting. Hugh wanted us to be aware that the GVC will be moving into a new building to be constructed for their use.

Enhancement Committee – Roberta Bower: Roberta spoke about two upcoming fundraisers being conducted by Enhancement (i) the upcoming Ramada sale and (ii) a Home Tour which will include ten EE homes. Enhancement has also donated \$2,000.00 toward the “pavers project” featured in the MMM.

Hospitality Group – Robin Lockwood: Robin reported that the January Hospital Event sold 103 paid meals and 31 “to go” plates. Wednesday’s Optimist Sausage Festival is one of EE’s premiere events both for the attendees and the Optimist Group who receives 100% of all profits for the event. The cover charge for attendees is \$10.00 per person.

Gardeners – Rod Harp: Rod stated the Club has between 12-15 members. The Club will be meeting tomorrow for regular maintenance at one of EE’s parks. All trees recently planted appear to be in good shape and the drip systems are running smoothly. There will be a plant sale (with between 120/125 plants and garden art) held in conjunction with the Enhancement Teams’ upcoming sale in March. Rod advised he has been contacted by one person who is interested in replacing his position when he retires at the end of March, 2025. He also gave a shout-out to Kevin Welsh for fixing the “Amigo” cart.

## **OLD BUSINESS**

- None

## **NEW BUSINESS**

## **ADJOURNMENT**

John Nesavich moved to adjourn. Dean Lockwood seconded the motion. The motion passed without dissent and the meeting ended at 1:50 pm.

Submitted by Connie Scorza