

Esperanza Estates HOA
Minutes of Board Meeting

March 17, 2025

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

QUORUM DETERMINATION

A quorum was confirmed by Connie Scorza as the following were present: Kevin Welsh, John Nesavich, Dean Lockwood, Connie Scorza, Debbie Ries, Cyndie Alto, Jim Gardner and Larry Johnson. Absent was Dave Seilken. A brief update on Dave's condition was given to the meeting.

APPROVAL OF MINUTES

The minutes of the Board Meeting held on February 17, 2025 were approved by the Board as distributed. The minutes will be published on the EE website.

TREASURER'S REPORT

Dean Lockwood reported as of 2/28 our cash, money market account and CDs are at \$184K, which represents the money needed to fund the 2025 operating expenses, with the extra cash being invested in CDs returning about 4.3% interest.

The reserve accounts look good. The Edward Jones account is valued at \$125K at the end of February (on an investment of \$114K); the Greater Green Valley Community Foundation is valued over \$102K (on an investment of \$75K). Total checking and savings of \$410K is up by \$12.6K from the same time last year. The treasury is in good shape. Accounts Receivable are \$2,277 representing outstanding 2025 assessments for two residences, and 2024 dues from one residence and other charges from 2024/2025.

The change in fixed assets over last year includes the pool resurfacing and purchase of equipment.

Income so far in 2025 is \$204K, including 350 residences at \$570/each, \$285 late fees, two transfer fees in January and two in February. Investments have stayed even so far this year.

Expenses of \$8.5K are \$1.2K unfavorable to plan. These included electricity, natural gas, and fairly large costs for the replacement of some equipment in the pool area and Flag Park. Otherwise, expenses are running closely to Plan.

After 2 months our revenue is favorable to Plan by \$3.4K and our expenses are favorable to Plan by \$1.6K for a total favorable variance to plan of just over \$4.7K.

The Treasurer's Report was accepted. Copies of the Report were available for members to pick-up.

COMMITTEE REPORTS

Finance Committee: Kevin advised that Ken Lindeman will join the Finance Committee in April. The Finance Committee, consisting of Kevin Welsh, Hugh Rhine, Dean Lockwood, and Jim Stavneak independently reviewed the books and records. No financial discrepancies were noted from a review of the financial documents. Kevin further advised that the required 2024 tax documents are ready for the accountant to prepare the tax return. The only tax expense incurred is the income received from our investment accounts.

Common Area Maintenance – Cyndie Alto: Cyndie advised that the work performed by Points West was running smoothly; that the future Bocce Ball Court required a volunteer to spearhead the project to completion; and she then displayed the “Snake Head” (which was destroyed in an earlier motor vehicle accident) to show how far the repairs had been completed.

Architectural Control – Debbie Ries: Debbie advised there were two alteration and four paint requests outstanding. In addition, the Notice of Failed inspection provided to the Owners/Trustees of a house failed to reply within the 30 days provided. Kevin advised that the matter needs to be taken up with the Board later.

Capital Projects – John Nesavich: John Nesavich agreed to takeover Capital Projects. He advised that of the six cement driveways in the Quad Homes there were three driveways raised and presented a hazard. He has met with the Flores Brothers and Miguel Lopez. John will be receiving quotes for the final work. John then advised that he was volunteering for the Bocce Ball project mentioned by Cyndie Alto.

Recreation Facilities – Jim Gardner: Jim advised that the solar heat for the pool was turned on March 10th, there was a loose handrail in the pool area, and no other issues. Jim thanked everyone who assisted with the Ramada cleanup on March 26th, and that there were still three of the older outdoor heaters available for free. All things were good at the Pickleball Courts and congratulations to the EE team who were going to compete at the State tournament at the end of March.

Welcome Corps – Larry Johnson: Larry advised there were no new residents since the last meeting.

Community Relations – Debra Wright: Nothing to report.

Green Valley Council – Hugh Rhine: Hugh again advised that the next meeting for the HOA Board of Representatives will be next week. He did mention that the GV Council has formed numerous standing committees and that looking at the list and their activities would be worthwhile for those wanting to get involved with the GV Community.

Enhancement Committee – Jody Hauge: Jody thanked everyone who assisted with the completed Ramada Sale which raised over \$5,000.00. There were even volunteers who guarded the Ramada overnight. Enhancement has donated \$2,000.00 to the ongoing “Paver Project.” The Enhancement Home Tour fundraiser on April 6th is being led by Roberta Bauer. Enhancement is expecting about one hundred paid participants, with tickets sold to EE residents only for \$15/each or \$25/two, to view the ten EE homes. A reception will be held at the Ramada. Raffle tickets went on sale at the March St. Patrick’s Hospitality Event.

Hospitality Group – Robin Lockwood: Robin reported that the Optimist Club Sausage Festival was attended by 127 people, and after minimum expenses repaid to Hospitality, \$900.00 was donated to the Optimist Scholarship Fund. The St. Patrick’s Hospitality Event happening that evening at the Ramada was going to be a baked potato, toppings, sides, and drinks feast. A “surprise” appearance by Dave Hoekema was being looked forward to by many.

Gardeners – Rod Harp: Rod reported that Cyndie Alto is caretaking some of the larger pieces of equipment, all the drip systems were running as expected and the common area were looking good. With Rod’s term ending at the end of March, there would be final clean-up days during the last week of March. Mark and Pat Zehrer will be taking over the club thereafter. The Garden Club members were going on a field trip Tuesday the 18th. Rod and Mary expressed their thanks to all who supported them these years.

OLD BUSINESS: The Pima County HOA Street Parking Amendment discussed at the last meeting and outlined in the Monday Morning Memo required and received the following votes from the 350 homes in our HOA:

Quorum required 70 votes to be cast, Received 199 votes;

Approval required 51% of homes, Received 93.5%;

Total Residences 350, Total Yes votes 186 which is 53% of available.

NEW BUSINESS: None

MEMBERS INPUT: John Creigh on behalf of himself, and his wife, Gloria, thanked all the members of the Community who assisted them during their recent medical recovery. He then presented donations to some of the committees for their continued good works which benefit all of us.

ADJOURNMENT Kevin Welsh moved to adjourn. Dean Lockwood seconded the motion. The motion passed without dissent and the meeting ended at 2:07 pm.

Submitted by Connie Scorza, Secretary