

# Esperanza Estates HOA

## Minutes of Board Meeting

October 21, 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, Ken Lindeman, Cyndie Alto, Connie Scorza, Debbie Ries, Sharon Falor,(phone) and John Nesavich

### **APPROVAL OF MINUTES**

The minutes of the Board Meeting held on September 16, 2024 were approved as distributed.

### **TREASURER'S REPORT**

Dean Lockwood presented the Treasurers report for September. From the Balance Sheet, our operating account , which includes cash, money market and cd's, stands at close to \$63,870 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 and CFGGV accounts, has increased in value by almost \$23K since the first of the year. Our receivables account shows \$645. This represents 2024 dues and late fees on one property. Total checking and savings of \$290.3K is a little bit better than last year at this time.

From the P & L Budget vs. Actual, our income account is \$24K greater than budget. This is due to interest income and gain on investment greater than planned. Administration Expenses are over plan by \$3.7K due to increased GVC dues, income taxes and trash bill increase. Common Area Maintenance was favorable to plan by \$3.9K. Recreation Expenses, at \$25.4K are right at plan. After 9 months, income is favorable to plan by \$24K, expenses are as planned for a total variance of roughly \$24.5K favorable to plan.

Dean stated a budget pre-meeting will be held on Nov13, 2024. This would not be considered a director meeting and would be limited to four people. The budget working session would be open to property owners should they have input to next years budget. Notification will be in the MMM.

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 Gardener meetings would resume Tuesday at 7:30am.

Green Valley Council – Hugh Rhine: Hugh said there would not be a due's increase this year.

Recreational Facilities – Sharon Falor – Sharon said there is a leak in the solar heating system for the pool. She has made multiple calls and is hoping this gets resolved soon. She stated that she will be

starting the “Drills & Skills” pickleball classes and Water Therapy classes again in December. It was noted that a “pool key” problem still existed and that Sharon is going to follow up on this.

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 John stated that Welcome Corps activity has been light this past month with only one new resident contacted

Enhancement Team – Jody Hague : Jody stated that November 12 is going to be their first meeting of the season.

## **OLD BUSINESS**

- Flag Park car accident status update – Kevin Welsh stated that a request has been filed with the affected party’s insurance company. The insurance company is waiting to verify their party’s liability. An update will be given at our next meeting
- Ballot measure to maintain HOA control of parking – Kevin Welsh met with our legal representative. He stated that our HOA will need to vote on whether our HOA will continue to monitor parking activity in our neighborhood or turn this responsibility over to the county. After discussion, the decision is to include a yay or nay vote on our annual director ballot. It will require 51% of the property owners to approve a measure to retain the board’s current control of HOA parking.

## **NEW BUSINESS**

- Director Term expirations – Ken Lindeman stated that terms were expiring for Dean Lockwood, Sharon Falor and Ken Lindeman. Ken Lindeman said that he would not be running this year.
- Electronic Voting – After attending the last GVC meeting, Kevin Welsh said a number of HOA’s were having success with “electronic voting”. He asked Ken Lindeman to look into this, as Ken was having an issue with sending out paper ballots and receiving less than satisfactory participation by property owners. Ken stated he had worked on this and was able to build an email address data file using MMM email addresses and matching them to Cheri Day’s name and address file that she uses to produce our phone directories (all but 13 property owners have been identified with email addresses). He also stated he had found election software (ElectionBuddy) and had run several tests. The product appears to be easy to use and appears to be quite reasonable (\$29.00 up to 350 users). He asked the board if they wanted to make a motion to move forward with this activity. Dean Lockwood made a motion to move forward with electronic voting software. Kevin Welsh seconded the motion. After a short discussion a vote was taken and the motion was approved unanimously.

## **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 Ken Lindeman