

# Esperanza Estates HOA

## Minutes of Board Meeting

November 18, 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 and John Nesavich

### APPROVAL OF MINUTES

The minutes of the Board Meeting held on October 21, 2024 were approved as distributed.

### TREASURER'S REPORT

Dean Lockwood presented the Treasurers report for October. From the Balance Sheet, our operating account, which includes cash, money market and cd's, stands at close to \$53,882. 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 \$19K since the first of the year. Our receivables account shows \$950. This represents 2024 dues, late fees and expense to remove bees on one property. Total checking and savings of \$277.4K is a little bit better than last year at this time.

From the P & L Budget vs. Actual, our income account is \$21K greater than budget. This is due to interest income and gain on investment greater than planned. Administration Expenses are over plan by \$4.8K due to increased GVC dues, income taxes and trash bill increase. Common Area Maintenance was favorable to plan by \$5.2K. Recreation Expenses, at \$27.4K are right at plan. After 10 months, income is favorable to plan by \$22K, expenses are as planned for a total variance of roughly \$22.1K 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 he will resigning effective March 31, 2025. He also stated that they are getting ready for the plant sale at the Ramada next spring. They currently have 65 plants ready and plan on having 100 for the sale.

Green Valley Council – Hugh Rhine: Hugh said he would have an update again in the MMM.

Recreational Facilities – Sharon Falor: Sharon said she is looking for someone to help Jim Gardner with daily pool monitoring and other activities associated with keeping the area neat. She is looking to set up a Ramada cleaning day. Sharon donated \$1,000 toward pickleball supplies that she had received

from holding pickleball classes for non-Esperanza pickleball players this past month. She stated her skills and drills classes, that she holds for Esperanza residents, will be held on Sunday's and her water therapy classes for Esperanza residents will be held on Wednesday's.

#### Neighborhood Relations – No Report

Hospitality – Robin Lockwood: Robin Lockwood said the Halloween event had 90 – 100 attendees. They also held a Veterans Day event with about 50 attendees. Robin said their next event will be a potluck Christmas theme event on December 11<sup>th</sup>.

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

Enhancement Team – Jody Hague : Jody said the Enhancement Team had their first meeting of the season on November 12<sup>th</sup>. They will again be offering light post decorating with John and Gloria Creagh taking the lead for this service. There will be a charge of \$15.00 per post if decorations are supplied and \$25.00 per post if no decorations are supplied. They are planning for a Ramada sale on February 28, 2025 and a Home Tour on April 6<sup>th</sup>, 2025.

### **OLD BUSINESS**

- Flag Park car accident status update – Kevin Welsh stated the insurance company has accepted liability however it is still being reviewed by the insurance company. They are also waiting for a quote on replacement of a tree that was damaged during the accident.
- Director election update - Ken Lindeman stated he had two volunteers to run in the election. Esley Holt and Larry Johnson have submitted their names.
- Pool gates lock status update – Sharon Falor said this issue is still a work in process.
- Solar heating repairs status update – Sharon stated that solar heating is fully functional.

### **NEW BUSINESS**

- 2025 Budget Presentation – Dean Lockwood presented the 2025 budget for approval or disapproval. He stated a \$20.00 budget increase per property owner was required to cover the increased waste hauling disposal fee increase experienced by Titan, Points West contract labor increase and an increase in the depreciation schedule caused by the pool remodeling project completed this past summer. A motion was made by Dean Lockwood to accept the 2025 budget as presented. John Nesavich seconded the motion. After a brief discussion, the motion was unanimously approved.
- Upgrade irrigation system in Shade Tree Park – The system, being 10 years old, needs a complete check-up. This past summer a section of trees lost their water supply and suffered some from the heat. It appears they will survive as the problem was identified early enough. A significant number of trees at the park are dependent on routine watering so they need a stable water supply. Rod Harp will get an estimate for a complete analysis of the system and report back.

### **ADJOURNMENT**

Sharon Falor moved to adjourn. John Nesavich seconded the motion. The motion passed without dissent and the meeting ended at 2:00 pm.

Submitted by Ken Lindeman