

Esperanza Estates HOA

Minutes of Board Meeting

December 16, 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. Absent: John Nesavich

APPROVAL OF MINUTES

The minutes of the Board Meeting held on November 18, 2024 were approved as distributed.

TREASURER'S REPORT

Dean Lockwood presented the Treasurers report for November. From the Balance Sheet, our operating account , which includes cash, money market and cd's, stands at close to \$45.2K. We are currently investing extra cash in CDs at roughly 4.5 to 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 just over \$24.8K since the first of the year. Our receivables account shows \$955. This represents 2024 dues, late fees and expense to remove bees on one property. Total checking and savings of \$273.5K is \$6.3K less than last year at this time. Given that \$56,000 was invested in our pool this year, our balance looks pretty good.

From the P & L Budget vs. Actual, our income account is \$27K greater than budget. This is due to interest income and gain on investment greater than planned. We also received \$1,000 from a pickleball event Sharon put on in November. 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 \$6K. Recreation Expenses, are favorable to plan by 2.2K. After 11 months, income is favorable to plan by \$27K, expenses are favorable to plan by \$3.4K for a total variance of roughly \$30.4K 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: Debbie reported that two letters have been sent to property owners that have left their property in disrepair. No board activity is required at this time.

Capital Projects – Dave Sielken: No activity that required board action.

Common Area Maintenance – Cyndie Alto: Cyndie stated that everything was in order. She stated she has started collecting tips for Points West workers.

Gardeners – Rod Harp: Mary Harp stated nobody has volunteered to replace Rod after March 31st. Meetings have been suspended until Jan 7th, 2025. Approximately 100 plants have been readied for the Ramada Sale on Feb 28th, 2025.

Green Valley Council – Hugh Rhine: Hugh said he would have an update again in the MMM. He also stated that he has volunteered to be on GVC's financial committee. He is looking forward to bringing controls to the GVC financial review similar to what is being used by the Esperanza Finance Committee.

Recreational Facilities – Sharon Falor – Sharon said the pool solar system, installed in 2017, is still leaking. Repair for these leaks is scheduled for Dec 23rd, 2024. The solar person will also give us options on replacing the current solar system. The pool heater was repaired and is working to keep the temperature at 87 degrees.

Neighborhood Relations – No report

Hospitality – Robin Lockwood: Robin Lockwood said the Christmas Magic holiday event had 100+ attendees. Their next meeting is planned for Jan 9th, 2025 for an event planned for Jan 22nd, 2025. She will also be planning for future 2025 events at this meeting.

Welcome Corps – John Nesavich - No report.

Enhancement Team – Jody Hague : Jody said they will be having the Ramada Sale from Feb 28th, 2025 (Esperanza people only) thru March 1st, 2025 (Open to the public). She also said they are planning to have a Esperanza Estates home tour on April 6th, 2025. This was an event held in years past and they are going to revive it. Contacts for this event are Roberta Bower or Jody.

OLD BUSINESS

- Flag Park car accident status update – Kevin Welsh stated he received a check for \$2,900.00. This will be used to cover the cost of Points West workers repair of the landscape, repair work required for the path, replace a bench that was damaged and to repair or build a new snake head for the snake decoration that was damaged. The tree that was hit will be monitored and replaced if it shows signs of dying. Case closed.
- Upgrade irrigation systems – Esperanza Park and Shade Tree Park irrigation lines are of the same age (10 plus years). Work is under way to replace lines and monitoring devices, if needed, with an expected cost of \$1,500. Training on how use the monitoring devices will be offered allowing irrigation to be used differently during the winter and summer months.
- Director election update - Ken Lindeman stated he had five volunteers for the director election. Esley Holt, Larry Johnson, Dean Lockwood, Kati Liddle and Jim Gardner have submitted their names. The email, for electronic voting, was initiated at 7:00 am this morning.
- Pool gates lock status update – A workman has been scheduled to look at the pool gate locks to see if they can be repaired or if they need replacement on January 9th, 2025.

NEW BUSINESS

- Pool cover opening – A question was submitted by the audience regarding opening of the pool if the outdoor temperature was still cold at pool opening time. After director discussion, a resolution was proposed and agreed upon to leave the cover in place if the outdoor temperature was 40 degrees or colder. The pool cover would be opened when the outdoor temperature was 41 degrees or warmer.

ADJOURNMENT

Connie Scorza moved to adjourn. Dave Sielken seconded the motion. The motion passed without dissent and the meeting ended at 1:45 pm.

Submitted by Ken Lindeman