

Esperanza Estates HOA

Minutes of Board Meeting

February 19, 2024

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

QUORUM DETERMINATION

A quorum was confirmed as the following were present.

Kevin Welsh, Dave Sielken, Dean Lockwood, Ken Lindeman, Tom Cooke, Cyndie Alto, Debbie Ries , Sharon Falor, John Nesavich

APPROVAL OF MINUTES

The minutes of the Board Meeting held on January 15, 2024 were approved as distributed.

TREASURER'S REPORT

Dean Lockwood presented the Treasurers report for January. From the Balance Sheet, our operating account , which includes cash, money market and cd's, stands at close to \$226,119. We are currently investing extra cash, in CD's at close to 5.5% interest. This is money to keep us operational throughout the year. The reserve account, made up of investments in Edward Jones accounts and GVC accounts, is still improving compared to last year. Our receivables account shows \$1,210. This represents 2024 dues on two properties.

From the P & L Budget vs. Actual, our income account is \$1,052 less than budget. This is largely due to no home sales in January (transfer fees) and significantly less in late fees . Administration Expenses were \$543 over plan. Common Area Maintenance was within \$30 of plan. Recreation Expenses were \$591 less than budget mainly due to the pool being closed for much of the month. After 1 month, income is unfavorable to plan by \$1,052 , expenses are favorable to plan by \$79 for a total variance of roughly \$973 unfavorable 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. Kevin did point out the reserves were going to take a 25% hit when the pool remodel project is complete.

Architectural Control – Debbie Ries: No activity that required board action.

Capital Projects – Tom Cooke: Tom stated the board would address the additional pool decking quote in “old Business”.

Common Area Maintenance – Cyndie Alto: No activity that required board action.

Gardeners – Rod Harp: Rod stated three saguaros (provided by the Enhancement Committee) were planted. Two at Flag Park and one just off of Holgado on the EE Path.

Green Valley Council – Hugh Rhine: Hugh stated that meetings of the Green Valley Council are open to the public. He encourages people to attend. For location and time, people can contact him. He will continue posting meeting activity in the MMM as meetings are normally scheduled after our HOA meeting.

Recreational Facilities – Sharon Falor – Sharon presented an analysis of “pool usage” that she used to recommend a good time for the pool project to commence. Based on this study, she is recommending the project begin around May 10th with a completion expected early June. She thought this would be a good compromise for both winter and year around residents.

She also developed a daily check list for the pool and spa area that included the fountain in the park area next to the Ramada. She has volunteers that help her maintain this area. With the checklist, they will be sure to address all needs required to maintain this facility for daily use. In addition, she reviewed a revised spa and pool usage sheet that will allow people to sign in with their name once a week and then show number attending and time attending on the days' they spend using the facility for that week.

Neighborhood Relations – No activity that required board action.

Hospitality – Robin Lockwood: Robin Lockwood shared the Super (Soup) Supper sold 120 meal tickets. In addition, they sold some “soup to go” from the soups made by 18 members of their team.

The next activity is Sausage Fest put on by the hospitality group with sausages provided and grilled by the Optimist Club. This will be the February event and all proceeds, after expenses, will go to the Optimist Club.

Welcome Corps – John Nesavich: John passed out a report of all the Welcome Corps activities he has been working on this past month. He made a request to have to have a presentation by the Green Valley Fire Department at the next Board Meeting. Kevin Welsh suggested John set up a separate time for this presentation and make it a morning coffee and doughnuts activity. John said he would make arrangements for this.

He said he was also working on another Fire Department class on how to operate the Defibrillators we have in the pool area and the pickleball area. More information to follow.

Enhancement Team – Jody Hague : Jody shared that in addition to the saguaros the Enhancement Team provided for the Gardeners, they also provided some funding to buy materials for the EE Trail project being worked on by the “Rock Monkies”. They also purchased a new blower for the pickleball courts which can be used by the gardeners as well. Jody said their next fund raiser would be the Silent Auction & Dessert Buffet scheduled for March 6, 2024.

OLD BUSINESS

- Pool Decking Quote for undecked areas – Tom Cooke said we received a quote to install decking for the undecked areas in the pool area. This remodel would take place at the same time as the Pool Decking and Pool Replastering project. He stated it would add \$7,609.69 to the original project. A motion was made by Dave Sielken to accept this proposal. Sharon Falor seconded the motion. There was no further discussion. The motion passed unanimously.

NEW BUSINESS

- Pool Lift – A question was raised by a resident if the Board would consider a lift for the pool when they were looking at the Pool Decking and Pool Replastering project. Sharon Falor did some preliminary research and said the cost to install a lift would be somewhere between \$6,000 and \$8,000. The Board agreed this would be a good addition to the pool area since we do live in a retirement community. The question on “How to pay for this project?” was raised. Sharon suggested we might have special gifting. She will have more information at our next meeting regarding cost and recovery.

ADJOURNMENT

John Nesavich moved to adjourn. Dean Lockwood seconded the motion. The motion passed without dissent and the meeting ended at 2:12 pm.

Submitted by Ken Lindeman