

Esperanza Estates HOA

Minutes of Board Meeting

March 18, 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, Cyndie Alto, Debbie Ries , Sharon Falor, John Nesavich - Absent: Tom Cooke

Board Resignation - Before the meeting started with the agenda, Kevin read a resignation email he had received from Tom Cooke. It stated that Tom was resigning from the board effective immediately. Kevin then asked the audience to contact Ken Lindeman if anyone was interested in being on the board. A special meeting would then be held in two weeks to select a board member from interested parties.

APPROVAL OF MINUTES

The minutes of the Board Meeting held on February 19, 2024 were approved as distributed.

TREASURER'S REPORT

Dean Lockwood presented the Treasurers report for February. From the Balance Sheet, our operating account , which includes cash, money market and cd's, stands at close to \$190,087. 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, has increased in value by \$4,300 since the first of the year. Our receivables account shows \$610. This represents 2024 dues and late fees on one property. Total checking and savings of \$397,909 is up \$71,222 from last year. Fixed assets are up by \$24,680, our down payment for the upcoming Pool Renovation.

From the P & L Budget vs. Actual, our income account is \$3,569 greater than budget. This is due to interest income and gain on investment greater than planned. Administration Expenses were \$955 over plan mainly due to an unexpected GVC dues increase of \$2.00 per household. Common Area Maintenance was favorable to plan by \$1,107. Recreation Expenses were \$1,118 less than budget mainly due to the pool being closed for much of the month. After 2 months, income is favorable to plan by \$3,569, expenses are favorable to plan by \$1,271 for a total variance of roughly \$4,840 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. Kevin said that our Edward Jones reserve account will now have our funds in a Blackrock mutual fund. We will have more flexibility of where we allocate our funds at about one-half of the commission we pay today.

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

Capital Projects – Dave Sielken: Dave has accepted responsibility for “capital projects” until a replacement can be found for Tom Cooke. Tom did write that we have paid the retainer for the Pool Renovation project and that work will start May 1st.

Common Area Maintenance – Cyndie Alto: Cyndie said that somebody expressed a concern about the stability of the large Mesquite tree in the common area next to Joe McCalpin. She asked Monstrosity to come out and assess the condition of the tree. They saw no damage on the tree that might weaken it and said that it was in good condition. Large Mesquite trees are an enhancement to the neighborhood and we want to keep them if at all possible.

She said that Monstrosity will honor last years price of \$90.00 for palm tree maintenance again. She also said that she had received a complaint about weed maintenance. Due to the wind and over 5 inches of rain we have received this year, spraying has been delayed. Spraying will resume when the conditions are right. She also said that they have a “back-pack” sprayer and are always looking for volunteers to use it.

Gardeners – Rod Harp: Rod stated they currently have 18 members. All trees recently planted appear to be in good shape.

Green Valley Council – Hugh Rhine: He will continue posting meeting activity in the MMM as meetings are normally scheduled after our HOA meeting.

Recreational Facilities – Sharon Falor – Sharon said that funds raised to date through pickleball lessons (18) and individual gifts has brought in \$6,480 for a lift chair for the pool. She said the chair can be received two to three weeks after the order is placed. Once the chair is installed, training sessions will be provided.

Sharon has also contacted our solar company to reconnect solar heating for the pool. The pool cover has been updated and Jim Gardner has taken on the responsibility of opening and closing the pool. Steve Alto has volunteered to do this in the summer months. Carlos and Gary will also help in the summer months. New “noodles” have been received for pool use. Sharon also asked that parents with children refrain from having children throwing stones into the pool. This does not help the pool automated cleaner to stay operational.

Neighborhood Relations – No activity that required board action.

Hospitality – Robin Lockwood: Robin Lockwood shared the Optimist Sausage Fest sold 130 meal tickets. After expenses, they were able to donate \$900.00 to the Optimist Club.

The next activity is a Taco Bar to be held on March 21st.

Welcome Corps – John Nesavich: John passed out a report of all the Welcome Corps activities he has been working on this past month. On March 13th, at 8:00 am, the services Director, Kevin McNicols, of the Fire Department presented a program to Esperanza Estates residents on all Green Valley Fire Dept. services and programs available to our residents. 50 residents attended. There were several requests to do this annually. Kevin agreed that he would be willing to do that.

John said he is still 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 the silent auction and dessert buffet brought in \$3,342. She also shared that the Enhancement Team has gifted \$380.00 to the “Rock Monkeys” for their landscaping efforts. They have also gifted \$3,000 to the purchase of a lift chair for the pool. They will have their last meeting of the season in April. Future planning is for the Ramada Sale next Spring and maybe an upcoming “Home Tour” event.

OLD BUSINESS

- Pool Lift Status – Covered in recreational Facilities report

NEW BUSINESS

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