

Esperanza Estates HOA

Minutes of Board Meeting

April 15, 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 Welch, Dave Sielken, Dean Lockwood, Ken Lindeman, Cyndie Alto, Connie Scorza, Sharon Falor, John Nesavich - Absent: Debbie Ries

APPROVAL OF MINUTES

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

TREASURER'S REPORT

Dean Lockwood presented the Treasurers report for March. From the Balance Sheet, our operating account, which includes cash, money market and cd's, stands at close to \$179,924. We are currently investing extra cash in CDs 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 \$8,903 since the first of the year. Our receivables account shows \$615. This represents 2024 dues and late fees on one property. Total checking and savings of \$392,343 is up \$42,699 from last year.

From the P & L Budget vs. Actual, our income account is \$8,668 greater than budget. This is due to interest income and gain on investment greater than planned. Administration Expenses are holding steady compared to plan. Common Area Maintenance was favorable to plan by \$2,178. Recreation Expenses were \$1,567 less than budget mainly due to the pool being closed for much of the month. After 2 months, income is favorable to plan by \$8,668, expenses are favorable to plan by \$3,552 for a total variance of roughly \$12,220 favorable to plan.

The Treasurer's Report was accepted.

- **COMMITTEE REPORTS**

Finance Review – Kevin Welch: No financial discrepancies were noted from a review of the financial documents. Kevin said that our 2023 annual report was completed and that we were written up for not having a schedule of future major repairs and replacements of common property. The Finance Review committee will take this upon themselves to work on this schedule this year.

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

Capital Projects – Dave Sielken: The Pool Renovation project work is still scheduled to start May 1st. Dave will be monitoring this work activity.

Common Area Maintenance – Cyndie Alto: Cyndie restated that Monstrosity will honor last year's price of \$90.00 for palm tree maintenance again. Palm tree timing will begin in June. Homeowners with palm trees in their front or backyards are required to have their trees trimmed. They can leave a check with Cindy, if they are leaving, and she will see that the trees get trimmed and that Monstrosity gets paid.

Gardeners – Rod Harp: Rod said that he is looking for volunteers to do summer watering.

Green Valley Council – Hugh Rhine: In Hugh’s absence, Connie Scorza said she would be attending the Green Valley Council meeting with Hugh. She said they will continue posting meeting activity in the MMM as meetings are normally scheduled after our HOA meeting.

Recreational Facilities – Sharon Falor – Sharon shared that:

- The “solar system for warming the pool” is not operational. The technician assigned to fix the system on March 9, 2024 called in sick. They were rescheduled for April 11, 2024 and they didn’t show up. They are now scheduled for April 30th.
- The “cover for the pool is not operational”. Sharon has an April 23, 2024 appointment to have it fixed.
- The pickleball court windscreen on the west side of the court was damaged with the high winds we recently had. Greg Gramstad will look at replacing this west screen with screen located behind the tarps on the north side.
- Cornhole games – Two Cornhole games have been donated to Esperanza Estates by the Enhancement team. They are currently being stored in the men’s bathroom at the pickleball court. Greg will look at storing them in the shed being used for pickleball equipment. A key will be available on the ring that has pickleball court access. “NO” Cornhole games are to be played on the pickleball ball court. Suggestion for play are on the south side of the court on the sand, Flag Park or next to the garage used to store the Amigo and Sprayer.

Neighborhood Relations – No activity that required board action.

Hospitality – Robin Lockwood: Robin Lockwood said the next event, April 18th, will be a Western Night theme. Wear your western clothing and listen to western music played by a Ukuleles Group. An entrance fee of \$10.00 per person will be charged. The main meal will be hamburgers or hotdogs. Robin reported that the Optimist Club was donating their grills. Grilling will be conducted by EE volunteers.

Welcome Corps – John Nesavich: John passed out a report of all the Welcome Corps activity for April, which is very light since we are having fewer new owners this year.

John did say he has arranged to have another Fire Department safety and services presentation for next December.

Enhancement Team – Jody Hague : Jody said the Enhancement Team has had their last meeting until November. She said the Enhancement Team received the donation of two Cornhole games which they have donated to Recreational Facilities. Jody also said the Enhancement Team agreed to fill in the purchase price gap for the Pool Lift enabling Recreational Facilities to purchase the larger Pool Lift.

OLD BUSINESS

- Pool Lift Status – Sharon Falor said that she has raised \$7,815 from donations, pickleball lessons and a gift from the Enhancement Team. Sharon said the Enhancement Team is willing to add another \$1,000 if the board decides a 450pound pool lift (\$8,941) is required in place of a 350pound pool lift (\$7,831). Cindy Altos made a motion to purchase the pool lift that will lift a person up to 450 pounds in and out of the pool. Sharon Falor seconded the motion. After discussion a vote was taken. There were 7 ayes with 1 nay. The motion passed.
- Pool Summer Hours – Kevin said the board addressed Winter hours for using the pool at the last meeting. A new pool sign was put up and people were questioning the opening of the pool cover at 6:00 am. For a retirement community, this appeared to be very early when the sun isn’t up yet at 6:00 am in April. John Nesavich made a motion to have Summer hours for the pool from 7:00 am to 9:00 pm. Kevin seconded the motion. After discussion, a vote was taken. There were 6 ayes and 2 nays, The motion passed.

NEW BUSINESS

ADJOURNMENT

John Nesavich moved to adjourn. Dean Lockwood seconded the motion. The motion passed without dissent and the meeting ended at 2:10 pm.

Submitted by Ken Lindeman