

Esperanza Estates HOA

Minutes of Board Meeting

May 20, 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 (via telephone), Cyndie Alto, John Nesavich and Connie Scorza.

APPROVAL OF MINUTES

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

The minutes of the Special Board Meeting held on May 12, 2024, were approved as distributed.

TREASURER'S REPORT

Dean Lockwood presented the Treasurer's Report as of April 30, 2024.

From the **Balance Sheet** our cash, money market accounts, and CDs are at \$167,000 at the end of April. This represents the funds needed to fund the 2024 operating expenses with the extra funds invested in CDs returning between 5.1% and 5.5%. The reserve account investments decreased in value by a little over \$6,000 in March. However, both investments are up from the end of last year by almost \$3,000.00. Total checking and savings are up by just under \$23,000 from last year.

We have \$620 in **Accounts Receivable**, which represents one resident's assessments and late fees. Hopefully, the house will be sold this year, and we will collect it at that time.

In **Fixed Assets** from last year at this time, we had \$38,000 more in major assets and \$4,500 more in equipment. The difference in fixed assets this year and equipment include: half-down on the pool

renovation, half down on pool renovation and equipment added at the end of the last half 2023.

Profit & Loss Statement

1. This year's total income is \$207,400 favorable to plan of \$195,000. The combined interest income and gain/loss on investments was down \$5,400 in April but is favorable by \$3,500 for the year. We deposited almost 9,000 in donations as miscellaneous income received to purchase the pool lift this month.
2. Year to date Administration expenses of \$35,300. are \$2,400. unfavorable to plan. Our income taxes were paid in April and were unfavorable to plan by just over \$600. We did receive notice that our trash bill will increase by \$300 a month starting April 1, 2024. Earlier this year the GVC dues were paid and were \$700 over plan.
3. Common Area expenses of \$16,900 are right on plan. Besides the monthly bill to Points West, we invested \$3,000 in April to remove five palm trees in the pool area that needed attention to get ready for the pool renovation.
4. Year to date Recreation expenses of \$12,500 are \$1,200 favorable to plan. Natural Gas and Electricity are favorable this year from the pool being closed and a rebate from Trico. We had some earlier pool repairs and some electrical work done in the Ramada in January and February 2024, but otherwise, expenses are looking good with our recreation expenses.

Overall, after 4 months, our revenue is favorable to plan by \$11,800 and our expenses are unfavorable to plan by \$1,200 for a total favorable variance to plan of just over \$10,500.00.

The Treasurer's Report was accepted.

Question From Resident:

Following the Treasurer's Report, Lynn Noble, a resident, questioned the increase in the Titan billing mentioned by Dean Lockwood. Kevin Welsh and Cyndie Alto explained that the Titan increase was a result of a raise in the dump fees being charged and passed on to EE from Titan. A concern was raised about another increase to resident's annual assessment due to this increase. However, Kevin Welsh explained that the increase would be handled directly from Reserves already received. Kevin Welsh also explained that raises in the current assessment could be impacted by unknown increases to property taxes, insurance, etc. Those decisions would be made at year's end.

COMMITTEE REPORTS

Finance Review: Kevin Welsh advised the HOA did not receive the necessary documents from the Bank prior to the meeting and the Finance Committee will do the review when all documents are received. He went on to provide a summary of the process used by the Financial Review Committee in comparing the Treasurer's Report, with the balance sheet and the statements from the bank and investment accounts to double check the accuracy for the HOA and for Dean Lockwood's benefit. The review will be completed when the documents are all received.

Architectural Control: Debbie Ries is currently in Jamaica and asked that I report there was one request for a home inspection, which Kevin Welsh took care of in her absence.

Capital Projects: Dave Sielken and Kevin Welsh reported on the progress of the pool renovation, the Chair Lift ordering, and delays that have occurred in some of the steps, i.e., replastering, etc. Dean Lockwood confirmed to Kevin Welsh that the HOA is prepared to pay the pool outstanding balances at the end of May, 2024. Dave Sielken reported there were no other capital projects right now that will need to be attended to for the remaining of 2024.

Common Area Projects: Cyndie Alto reported that the Palm Tree trimming would be getting underway around June 15th and Points West (PW) has kept the \$90.00 per tree price in effect. Residents who are leaving for the summer months need to make arrangements with PW or deposit their per palm tree payment with Cyndie Alto.

Gardner's Club: Rod Harp reported that the usual Tuesday morning Gardeners' Club meeting is on vacation until October 15th. The drip systems are on at Flag Park and Shade Tree Park, volunteers will be doing watering at designated spots, and anything out of the ordinary should be reported to Kevin Welsh. The recently planted Saguaros and other plants are doing well.

Green Valley Counsel: The latest report from Hugh Rhine who attended the GVC meeting is in the latest Monday Morning Memo. Of interest to the HOA is a "Member's Portal" on the GVC website which can be accessed by all EE Residents. GVC is off for the summer as far as Members' Meetings go until the Fall.

Recreational Facilities: Sharon Falor is on vacation, as is Greg Grimstad regarding Pickleball. Our recreational facilities appear to be okay. The pool capital project has been covered earlier.

Neighborhood Relations: Deborah Wright is on vacation, so nothing to report from that Committee.

Hospitality Committee: In Robin Lockwood's absence Connie Scorza reported that our Cinco de Mayo was a rousing success with over 100 people attending. The Hospitality Committee volunteers went above and beyond. Our next event will be the 4th of July with details in the Monday Morning Memo.

Welcome Corps: John Nesavich is out of town this morning.

Enhancement Committee: Judy Hauge is not present. Enhancement is on vacation until the Fall.

Kevin Welsh reported that the Monday Morning Memo would begin publishing every two weeks beginning with the June 3rd issue.

Kevin Welsh advised that the next regular meeting of the HOA Board will be in September. If anything unforeseen arises, a Special Meeting will be announced.

OLD BUSINESS: We have already gone over all the information regarding the pool.

NEW BUSINESS: At the recent past Special Meeting, there were a number of people present who were interested in grab bars for the pool. That was not going to be possible at this time because they were prohibitively expensive (\$5,000). However, we are putting in ropes along the inside to be used for exercising.

ADJOURNMENT: Dave Sielken made a motion to adjourn. Cyndie Alto seconded and the meeting was adjourned at 3:00 p.m.

Submitted by Connie Scorza