

46th Esperanza Estates Annual Homeowners' Association Meeting

January 15th, 2024

Board Members Present: President Dave Sielken, Vice President Tom Cooke, Treasurer Dean Lockwood, Secretary Ken Lindeman, Kevin Welsh, Cyndie Alto, Debbie Ries, Gary Rautio, and Sharon Falor

Properties represented: 87 or 25% of total HOA properties

President Dave Sielken called the meeting to order at 1:00 pm. He welcomed all present and invited New Members of the HOA to introduce themselves.

Secretary Lindeman confirmed the presence of a quorum.

Minutes from the Board Meeting of 12/18/2023 were accepted as distributed.

President Sielken introduced the 2023 Board: Vice President Tom Cooke, Treasurer Dean Lockwood, Secretary Ken Lindeman, Kevin Welsh, Cyndie Alto, Debbie Ries, Gary Rautio, and Sharon Falor.

Election Results:

Secretary Lindeman gave the results of the 2023/4 election. 203 valid ballots were received. That means only 58% of the property owners voted. 147 of the property owners did not vote or submitted invalid ballots (10). Debbie Ries, Kevin Welsh and John Nesavich were elected for a three-year term. Connie Scorza received a strong vote. John took his place at the Board at this juncture.

Treasurer's Report:

Dean Lockwood presented the Treasurer's Report.

Highlights were:

- That Cash, Money Market accounts and CD's are sitting at \$188,000 compared to \$128,000 in 2022.
- That as of 12/31/23 \$135,000 of 2024 assessments have been collected and are currently invested in CD's receiving about 5.5% interest.
- That investments recovered nicely in 2023. The Edward Jones Reserve account is valued at \$112,600 on an original investment of \$110,500. This investment is up \$19,100 from its close in 2022. The Greater Green Valley Community Foundation fund is valued at \$90,900 on an original investment of \$75,000. This investment is up \$10,800 from its close in 2022.
- That Accounts Receivable ended 2023 with a zero balance.
- Major changes in fixed assets include:
 - pool heater and sand filter for \$9,400.
 - pool pump and touch screen for \$3,475.
- That the 2023 P & L Budget versus Actual showed:
 - Total income: +\$30.5K
 - Total ADM expense: -\$.2K
 - Total CAM expense: +\$ 5.9K
 - Total REC expense: -\$ 3.8K
 - Net Income: +\$32.4K

In summary, Dean stated that after 12 months, our revenue was favorable to plan by \$30.5K and our expenses were favorable to plan by \$1.9K for a total favorable variance to plan of \$32.4K. He stated investments did well in 2023.

The Treasurer's report was accepted.

Finance Committee: Kevin Welsh

Kevin reviewed some history of the Finance Committee. He stated that the board, in 2017, set up a Financial Review Committee. The objective was to:

1. Create a permanent committee to review HOA financial activity on a monthly basis
2. Review balance sheet activity regarding accounts receivable and payables
3. Adopt and install Quick Books
4. Terminate the accounting firm providing limited support in 2017

The current committee is composed of four people, Kevin Welsh, Hugh Rhine, Jim Stavneak and Dean Lockwood. They review and certify all expenditures in excess of \$500.00. In addition to their monthly responsibilities, they review HOA contracts with outside suppliers periodically to ensure the HOA is getting the best service for the funds being expended. These contracts include:

1. Pool Maintenance
2. HOA Insurance
3. Landscaping
4. Trash Collection

Common Area Maintenance: Cyndie Alto

Cyndie started by saying that Common Area Maintenance is responsible for maintaining 22 acres of common area within Esperanza Estates HOA. She emphasized the enormous benefit the Gardeners are to EEHOA. She noted that re-purposing of plants provided by various property owners has worked very well for Rod Harp and the gardeners. She also noted that Points West was very appreciative of the donations (\$850) they received at Christmas time. EEHOA is most likely the largest donator to recognize the hard work and extra effort Points West staffers do. Cindy also wanted to recognize a new group of volunteers headed up by Tom Aigner. This group has received a title called the "Rock Monkeys" and has largely been responsible for the cleanup of the path to the north of Regalo. In addition to bringing in rock and sand, they are busy re-aligning and adding rock to the trail. The Common Area Maintenance budget has also provided an additional 85 ton of rock that Points West is spreading after the rocks have been arranged and rearranged. A very worthwhile project that is really making that area look very nice.

Gardeners Report: Rod Harp

Rod said they have fourteen members as well as other volunteers. They provide planting and maintenance for 15 HOA parks as well as maintain two drip irrigation systems (Tree Park & Flag Park). He said the plant sale held on 12/2/23 was very successful. Funds from that sale will be used for purchasing tools, fertilizer and some light maintenance for the Amigo (their four-wheeler used for transferring water, rocks, sand and plants).

Rod also reaffirmed that Points West is really easy to work with. Rod invited new members who would be warmly welcomed.

Architectural Control: Debbie Ries

Debbie wanted to make everyone aware of what the committee does. The architectural committee oversees the process involving architectural review changes. Before making any changes to the exterior of their home, members of the HOA must file an application, which is assessed by the members of the committee to ensure it complies with the architectural guidelines. The purpose of this review process is so that the HOA has some control over major home additions or modifications, and that they can prevent anything that will have a negative impact on property values.

You can find the forms of application on the EE website, or contact me personally.

In 2023 we approved:

- 8 Alteration/additions
- 19 Presale inspections
- 22 Repaint inspections

Capital Projects: Tom Cooke

Tom said we didn't have any major capital projects in 2023. We had some minor pool maintenance projects that were required to keep the pool operational. However, in 2024, we will have a big project to replaster the pool and resurface the cool decking around the pool. Tom said the last time the pool was replastered was 17 years ago. He said he currently had 3 contractor bids and they have all been estimated at \$40,000.00 plus. The board will be making a decision on the bids in the next couple of weeks.

Recreation area: Tom Cooke

Tom Cooke opened his remarks by stating the Recreation areas include the Pool, Spa and Pickleball Court. Tom recognized Greg Gramstad, Sharon Falor and Gary Ratio for the work they do to make these facilities available and a fun place to go. While the pickleball court is in good shape, the pool area has had a significant number of maintenance issues this year. He said Gary is currently working with the pool cover people to get the cover mechanism fixed. This has taken longer than expected due to parts availability.

Green Valley Council: Hugh Rhine

Hugh stated that he volunteered to attend Green Valley Council (GVC) meetings to understand more about the value that GVC provides local HOA's. After two years of attending meetings, he supports being part of GVC by paying annual dues. He also stated that reports for Green Valley Council activity can be found in the MMM after each GVC meeting.

Volunteer appreciation: Tom Cooke

Tom Cooke thanked the following volunteers:

- The Hospitality Group
- The Enhancement Group
- The Gardeners
- And this year, The Rock Monkeys.

Enhancement committee: Jody Hauge

Jody started with thanking Jackie Rautio for her years of heading up the Enhancement Committee. She then gave a little history of the committee. She said the committee originated in 1988. They didn't start fund raising until 1999. Since 1999 the committee has raised in excess of \$100,000 that is funneled back into the neighborhood. She stated their next fund-raising event will be March 6, 2024 and it will be a "dessert buffet and silent auction". While they have started taking small item donations, they are planning to have the next Ramada Sale early in 2025. Jody also stated the committee is always looking for new members.

Welcome Corp: Sharon Falor

Sharon stated that the old Neighborhood Watch Committee is now called the Welcome Corp. She has a group of 12 members that form the committee. She said their plan is to hold two welcoming events each year in April and November. The last two events drew 40 people in December and 60 people last April. Their mission is to welcome new property owners to the neighborhood with "packets" of information highlighting EEHOA events and services available in Green Valley. Two important items she emphasized were an information card for your

refrigerator that gives contact information should a person fall or become incapacitated and First Responders are notified. They will check the refrigerator door for this kind of information. The second item was information on how to get a “lockbox”, cost \$75.00, for your front door. First Responders have a key to access these lockboxes which will have a key to your front door. They will then have access without breaking windows or doors.

Hospitality: Robin Lockwood

Robin stated the Hospitality Committee has 35 very active members. Their mission is to provide an activity once a month October thru May with a couple of special events scattered in this period. They had well attended events in 2023 for Halloween, Veterans Day and Christmas. The next event is “Slurpy SOUPer supper in January. The February event will be a “Sausage Fest” put on by the Optimist Club with support by the Hospitality Committee. Watch the MMM for events in March, April and May.

Robin also noted that name tags can be ordered for \$7.00 each. Forms can be found on the Bulletin Board at the Ramada with instructions for getting them to Robin or Debbie Ries.

Comments from the floor: A question from audience: How long will it be before the pool is ready for use? Gary Ratio said it could still be three to four weeks. No further comments.

Election of officers:

- - President – Kevin Welsh
- - Vice President – Dave Sielken
- - Secretary – Ken Lindeman
- - Treasurer – Dean Lockwood
- - Common Area Maintenance – Cyndie Alto
- - Financial Review – Kevin Welsh
- - Capital Projects – Tom Cooke
- - Welcome Corp – John Nesavich
- - Recreation Facilities – Sharon Falor
- - Architectural Control – Debbie Ries

A motion was made to elect officers as presented by Dave Sielken. Ken Lindeman seconded the motion. The motion received unanimous approval.

Adjournment

On a motion made by Dean Lockwood and seconded by Ken Lindeman the board agreed to adjourn the meeting at 2.30 pm.

Respectfully submitted,

Ken Lindeman