

44th Esperanza Estates Annual Homeowners' Association Meeting

January 17th, 2022

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

President Dave Sielken called the meeting to order at 1:03 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 12/20/2021 and the previous Annual Meeting of 1/18/2021 were accepted as distributed.

President Sielken introduced the 2021 Board: Vice President Tom Cooke, Secretary Ken Lindeman, Kevin Welsh, Cyndie Alto, Debbie Ries, Gary Rautio, and Doug Syme. Dean Lockwood, Treasurer was absent due to Medical Issues.

Election Results:

Secretary Lindeman gave the results of the 2021/2 election. Dean Lockwood, Ken Lindeman and Sharon Falor were elected for a three-year term. John Nesavich received a strong vote. Sharon took her place at the Board at this juncture.

Treasurer's Report:

Due to Dean Lockwood's absence, Kevin Welsh presented a combined Treasurer's and Financial Review Committee Report.

Highlights were:

- That the past year ended with a net improvement versus budget of \$21,048 which will thus increase our reserves.
- That Investments had performed well and expenses were \$3,769 less than budget.
- The only blemish is an item of Accounts Receivable on a property in Foreclosure. This will require filing of a Lien with Pima County.
- Major expenses were purchase of a work cart for use in improving common areas and replacement of worn-out equipment in the pool and spa.

Kevin noted that ongoing inflation is expected to affect the budgeted expenses in 2022.

Kevin said that Dean will present an end-of-year summary at the February Board Meeting.

Kevin stated that the Financial Review Committee had verified the HOA accounts and found everything to be in order.

In response to questions from the floor, Kevin confirmed that our investment strategy is to be cautious and to preserve our capital; he also justified the cost of filing a Lien.

The Treasurer's report was accepted.

Common Area Maintenance: Cyndie Alto

Cyndie emphasized the enormous benefit the Gardeners are to EEHOA. She noted that their efforts contribute to our dues having remained at \$350 per annum for a number of years.

She noted that remedial work was necessary after the summer monsoons.

Cyndie reminded homeowners that CC&Rs require that weeds are controlled even when homeowners are away. Failure to do this will result in the HOA carrying out any work necessary and billing the homeowner.

Dave Sielken thanked Cyndie for her efforts and noted that her husband, Steve, was also due thanks for his work.

Capital Projects: Doug Syme

Doug noted that, with Dave Sielken, he had surveyed all Common Area Properties in the Spring. It was decided that Common Walls should be painted along Vereda Calma and Circulo del Sur. At the same time some driveway edgings were repaired. A walkway on Placita Nueva was repaired after the entrance gate started to jam.

Architectural Control: Kay Bonham / Debbie Ries

Kay stated that she was leaving EEHOA in March 2022 and had resigned her Board Position. The Board had appointed Debbie Ries to serve out the remainder of Kay's term.

23 Pre-sale inspections had been carried out; 3 units that did not pass initially had been corrected.

25 Requests for Alterations or Improvements had been processed – some of the work is still in progress.

An item which is of ongoing concern is Paint – a number of properties were painted but the results were found to be unsatisfactory. It was agreed that an agenda item to address this problem would be discussed at the February Board meeting.

Recreation area: Tom Cooke

Tom Cooke opened his remarks by noting the contributions to EEHOA by the late Max Perry including being involved in the building of the Ramada; the installation of the Pickleball Court; and the genesis of the Monday Morning Memo.

He also noted the sterling work being carried out by Cyndie Alto in Common Area Maintenance.

Tom noted that new Cool Decking had just been installed at the Pool. Maintenance items at the pool included installation of a heater vent stack; repairs to the solar heating unit and water-level controls; and installation of new fan blades in the Ramada.

Tom thanked Kevin Welsh

Green Valley Council:

Dave Sielken said Larry Kempton was no longer able to represent EEHOA at Green Valley Council. He said Hugh Rhine would represent us in the future.

Volunteer appreciation:

Tom Cooke thanked the following volunteers:

- The Pool Testers
- The Enhancement Group
- The Gardeners
- Those who took on Ad Hoc tasks including spraying weeds; moving rocks etc.

He noted that all these activities contribute to keeping our dues low. He said that our dues have not increased over eight years.

He announced that a brick will be installed by the HOA's #1 handyman, Greg Gramstad, to thank Kay Bonham and Doug Syme for their service on the Board

Enhancement committee: Jackie Rautio

Jackie said that the committee was exploring fundraising ideas as the Ramada Sale would not take place this year and it would normally raise some four to five thousand dollars.

Neighborhood Watch:

Dave offered the condolences of the HOA to Karen White on the death of her husband. He stated that Karen was stepping back from Neighborhood Watch for the time being. Cheri Day noted that there are a number of openings for Zone Captains. Dave said that the Board would address these matters without delay.

Hospitality: Robin Lockwood

Robin stated that, although activities were on hold due to the Pandemic, she hoped that conditions would allow resumption of events soon.

Gardeners Report: Rod Harp

Rod Harp said they have fourteen members as well as other volunteers. He thanked the following:

- Steve Alto – Cart
- Mary Harp – Monday Morning Memo
- Waterers – in particular Phil & Sandy LaVoi; Donna Smith, Steve & Cyndie Alto, and Fred Hills for use of his drip system.

He noted that new areas had been enhanced in the past year and a new project was planned for Del Sur.

The plant sale on December 4th had raised \$305.

Rod invited new members who would be warmly welcomed.

Neighborhood Relations:

It was noted that Street Improvements were under way west of Holgado and would be completed soon. We are promised similar work east of Holgado in Pima County Fiscal 2022 and indeed some sidewalk work is already beginning.

Old Business:

The issue of which sources of Paint will be acceptable will be addressed at the February Board meeting.

New Business:

Board Positions and Committee Chairs – agreement was as follows:

- President – Dave Sielken
- Vice President – Tom Cooke
- Secretary – Ken Lindeman
- Treasurer – Dean Lockwood
- Common Area Maintenance – Cyndie Alto
- Financial Review & Capital Projects – Kevin Welsh
- Neighborhood Watch – Sharon Falor (Dave to facilitate transition from Karen White)
- Recreation – Gary Rautio
- Architectural Control – Debbie Ries

With general agreement the meeting ended at 2.55 pm.

Respectfully submitted,

Doug Syme