

Esperanza Estates HOA

Minutes of Board Meeting

December 18, 2023

The meeting was called to order at 1:05 pm by President Dave Sielken.

QUORUM DETERMINATION

A quorum was confirmed as the following were present.

Dave Sielken, Ken Lindeman, Cyndie Alto, Debbie Ries , Sharon Falor, Kevin Welsh, Dean Lockwood, Gary Rautio. Absent: Tom Cooke

APPROVAL OF MINUTES

The minutes of the Board Meeting held on November 20th, 2023 were approved as distributed.

TREASURER'S REPORT

Dean Lockwood presented the Treasurers report for November. From the Balance Sheet, our operating account , which includes cash, money market and cd's, stands at close to \$86,969. We are currently investing extra cash, in CD's at close to 5.5% interest. This is money to keep us operational over the remainder of the year. The reserve account, made up of investments in Edward Jones accounts and GVC accounts, is still improving compared to last year. Our receivables account shows \$629. This represents 2023 dues and one assessment on one property. In December we have received \$395 with assurances this debt will be paid by year-end.

From the P & L Budget vs. Actual, our income account is a positive \$15.4K for the past 11 months. Administration Expenses are \$1,331 less than plan. Common Area Maintenance has spent \$12.9K less than budget. Recreation Expenses are over plan by \$4.7K mainly due to unexpected Pool & Spa maintenance requirements. After 11 months, income is favorable to plan by \$19.6K , expenses are favorable to plan by \$9.5K for a total favorable variance of roughly \$29.2K 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. The Edward Jones investment portfolio review is complete with a recommendation by our representative at Edward Jones to transfer our funds from Index funds to Mutual funds. The index funds are not performing as expected and mutual funds are doing better than expected when our funds were initially set up. The finance committee is acting on this recommendation with funds being transferred on January 1, 2024. Another action is that Dean has purchased a 6 month, \$60,000, CD. This will be used when we need to pay for the expected Pool Project Re-surfacing next summer.

Architectural Control – Debbie Ries: Debbie shared she had 8 paint request this past month. Five have passed and three are pending. No activity that required board action.

Capital Projects – Tom Cooke: Gary Rautio stated they are moving ahead with the swimming pool need of replastering and painting. Tom Cooke and Gary met with 3 contractors this past month. There bids

are coming in between \$40,000 and \$50,000. These are rough estimates. They will be asking for detail bids and they hope to present them at the directors meeting after the annual meeting in January. If we are going to get this done, we need to get on a waiting list as all three contractors are very busy. The best time to do this will be in the summer when there are good drying days. The pool would be down approximately 3 weeks.

Common Area Maintenance – Cyndie Alto: Cyndie thanked Rod Harp for helping during the month she was away. She said everything was in order and that she was pleased the Points West contract was signed.

Gardeners – Rod Harp: Rod said they have 12 people volunteering for the Gardeners Club. He said they had a successful plant sale with proceeds identified for herbicide and fertilizers. He thanked the Enhancement Committee for purchasing a new battery, operated pruning saw and for a commitment to purchase some saguaros for Flag Park.

Green Valley Council – Hugh Rhine: Hugh stated he was going to be asking about a financial update at the next GVC meeting. The last financial information made public was of 9/30/23. .

Recreational Facilities – Tom Cooke – Gary Rautio said the pool cover mechanism is broken and is now scheduled to be worked on by Dec 29th, 2023. In the meantime, the pool is closed. Comments were made that people were still going into the open pool area. After some board discussion, it was agreed that the gas to heat the pool would be turned off until the cover was fixed. This may dissuade people from using the pool when the sign says “closed”. Gary also stated, with the recent cold weather, we had had 5 solar tubes springing leaks on our solar system. Gary has repaired them, so they should now be operational again.

Gary also addressed the “bleached” bathing suit issue we had a couple of months ago. While working on the Spa, it was determined that an over amount of chlorine was added to the water at one time. To fix this, they needed to drain the spa and put in the correct amount of chlorine. Problem fixed, but we have some very clean bathing suits.

Sharon Falor said the pickleball training has started. She has 12 beginning players and 22 intermediate players taking lessons at this time. A very nice turn out.

Neighborhood Relations – Debbie Wright – No update

Hospitality – Robin Lockwood: Robin Lockwood said the Christmas (Mingle & Jingle) event had a turn out of approximately 110 people. The next event will be a Soup Supper to be held on Jan 23, 2024.

Welcome Corps – Sharon Falor: Sharon said they had the Christmas open house on December 4th with 14 new residents out of the 40 that showed up. Her next welcoming party will be some time in early April.

Enhancement Team – Jackie Rautio: Jackie filled in for Jodi. She stated the December meeting had been canceled and the next meeting will be held in January 2024.

OLD BUSINESS

- Result of Edward Jones review – see Finance Committee comments
- Pool Hours – A motion to set Winter Hours from Nov 1 to Mar 31 at 9:00 am until 6:00 pm for the pool only was made by Gary Rautio. Kevin Welsh seconded the motion. A brief discussion followed regarding early swimmers and violators. It was determined that violators could be fined as outlined by the CC&R’s after giving notice of their violations. Dave Silken asked for a vote. The motion passed unanimously.

NEW BUSINESS

- Election – Dave Sielken asked how many ballots had been turned in. Ken Lindeman stated that approximately 30% had been received to date. He also stated that we normally receive around 50% for a director election. With all the effort that goes into putting out ballots, Ken Lindeman will be looking at streamlining the process.

ADJOURNMENT

Kevin Welch moved to adjourn. Gary Rautio seconded the motion. The motion passed without dissent and the meeting ended at 2:25 pm.

Submitted by Ken Lindeman