

Esperanza Estates Homeowners Association, Inc. (EEHOA)

Regular Board of Directors Meeting: April 17, 2017

Members Present: President Tom Cooke, Vice President David Sielken, Secretary Kristin Bean, Treasurer Joan Moreaux, Dean Hess, Kevin Welsh, Howland Swift and Joe McCalpin.

The meeting was called to order at 1:00 pm. A quorum was established.

Minutes of the March 20, 2017 meeting were approved as written.

Treasurer Moreaux submitted the Treasurer's Report. An update of annual assessments remaining unpaid was included. Copies of the preliminary balance sheet for March 2017 were distributed. Esperanza Estates homeowners can receive copies by contacting the treasurer at jemore@cox.net

Welsh reported that Architectural Control is working with several homeowners planning exterior painting and others replacing original wooden overhangs.

Sielken noted that repairs to the Calma wall and an Ensalmo curb are Capital Projects slated to be finished in May.

Hess stated that 2 common area palms have been shaved and that 2 tall trees on common area removed to avoid wall damage. Hess and Jim Copeland will check for Common Areas that need gravel in 2018 budget.

McCalpin disclosed that he is on the Green Valley Council Traffic and Arroyos Subcommittee on Streets. He reported that pothole patching has recently been done in EE. He will contact Pima County regarding a sidewalk hazard at Excelso and Del Sur. McCabe being absent, Welsh reported that he had assisted with diffusing a neighborhood dispute by suggesting and approving a raised wall.

President Cooke stated that the pool access gates would be removed, repaired and re-hung. A temporary guard system, he stated, would have to be put in place to restrict access.

Marla Ries announced her resignation as Hospitality head and welcomed Nancy Ferguson and Robin and Dean Lockwood as replacements. President Cooke thanked Marla for her service to EE and suggested that a commemorative brick would be appropriate.

Barb McCalpin reported that the Enhancement Committee will supply new AED pads.

Jim Copeland reported that the Gardeners are setting up a summer watering regimen. He communicated that the monument at Esperanza Park will be completed under budget.

Denise Roessle and Cynthia Surprise announced their retirement as publisher and editor of the Periodico. It was suggested that until someone volunteered to produce the Periodico, board reports could be published on the website. The weekly Monday Morning Memo will continue to inform residents of activities and news about EE. The two were thanked for their contributions and "bricking" them was proposed.

New business: Swift presented the Duties and Practices proposal of the EE Financial Review Committee. Committee members Swift, Nancy Ferguson, Hugh Gates, and McCalpin were joined by President Cooke and Treasurer Moreaux at the April 13, 2017, meeting. The proposal follows:

- 1)Install the Financial Review Committee to assist the treasurer as a permanent committee of the board*
- 2)Examine all monthly and annual financial records to ascertain that all items were correctly entered in the amounts shown and allocated to the proper accounts, prior to board meetings*
- 3)Reaffirm the system described in our CCRs and enforce the policy for collecting all late fees*
- 4)Include all accounts receivable and accounts payable on our balance sheets effective May 1, 2017*
- 5)Review controls to handle delinquencies and document procedures for collecting non-payments of regular dues or legal assessments utilizing liens if necessary*
- 6)Annually review and ascertain the values and returns on our CD's and savings accounts and investigate whether municipal bonds would serve us better*
- 7)Install QuickBooks on our treasurer's computer and use it to generate all future reports*
- 8)Terminate the services of our accounting firm, Bradley and Kristen. Engage a similar firm in the future if serious irregularities occur or are suspected and an audit required*

Treasurer Moreaux pointed out that the name of the accounting firm is Bradley and Smith. President Cooke thanked the committee, directed those present to examine the proposals and direct any questions to Swift, and stated that the matter would be discussed and voted upon at the May 15, 2017 EE Board meeting.

The meeting was adjourned without objection at 1:57 pm.