

The Estates at Cienega Creek Preserve Community Association

Board of Directors Meeting Minutes

Date: November 30, 2022
Time: Immediately Following Annual/Organizational Meetings
Location: Virtual Meeting via BlueJeans

**Please join The Estates at Cienega Creek Preserve Community Association
Board of Directors Meeting
from your computer, tablet, or smartphone**
https://bluejeans.com/1870252252/6886?src=join_info

Meeting ID
187 025 225 2

Participant Passcode
6886

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Dial one of the following numbers:
+1.408.419.1715 (United States (San Jose))
+1.408.915.6290 (United States (San Jose))
(see all numbers - <https://www.bluejeans.com/numbers>)

CALL TO ORDER

The meeting was called to order at 6:09 PM by Jerry Sarkozi, President

ROLL CALL

Board of Directors Present: Jerry Sarkozi, President
Joseph Dragun-Bianchi, Secretary/Treasurer

Board of Directors Absent: Scott Grissett, Vice President

Management
Representatives: Angie Chu-Mak, Cadden Community Management
Veronica Bonillas, Cadden Community Management

Minute Taker: Veronica Bonillas, Cadden Community Management

QUORUM (Requirement is two (2) directors)

A quorum of the Board of Directors was present to conduct a lawful meeting.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve September 14, 2022 Board of Directors Meeting minutes as submitted. **The motion was seconded and passed unanimously.**

REPORTS

- President Report
Mr. Sarkozi deferred making a formal report and instead offered comments and information relating to agenda items at the time they were introduced.
- Treasurer Report

Financial Report for the period ending September 2022:

- Bank Balance \$18,541.94
- Reserve Balance \$35,662.42
- Delinquent Assessments \$3,284.06
- Prepaid Assessments \$4,591.00
- Unpaid Invoices \$0.00

Financial Report for the period ending October 2022:

- Bank Balance \$18,220.24
- Reserve Balance \$36,163.89
- Delinquent Assessments \$3,974.72
- Prepaid Assessments \$1,297.85
- Unpaid Invoices \$0.00

- MOTION:** To approve the financial reports for September & October 2022 as submitted. **The motion was seconded and passed unanimously.**

- Architectural Review Committee
 - ECC-002 – Shed
 - ECC-057 – Exterior PaintingThe above requests were reviewed by the committee.
- Manager Report (Attached)
This item was provided for review.

OLD BUSINESS

- 2023 Budget
The revised and updated budget drafts for 2023 were provided for review. Discussion ensued.

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- DRAFT 1 \$90.00 per home per quarter
- DRAFT 2 \$93.00 per home per quarter
- DRAFT 3 \$95.00 per home per quarter

MOTION: To approve the Budget DRAFT 1 at \$90.00 per home per quarter as submitted. **The motion was seconded and passed unanimously.**

- Other Items
No other items were provided for review.

NEW BUSINESS

- Group Rate Trash and Recycle Estimates
 - Waste Connection of Arizona
\$17.22 plus Material Offset for recycling per home per month or \$19.22 +/- w 7-year agreement
Additional waste cart if desired - \$9.00 per month per home.
 - Waste Management
\$16.61 plus RMO per home per month or \$18.19 +/- w 5-year agreement
Additional waste cart if desired - \$9.00 per month per home.

The above estimates were provided for review. Discussion ensued. The current contract with Republic Services aka Saguaro Environmental is to be automatically renewed by April 1, 2023 for an additional three year. Unless we give them at least 60 days' notice. Meaning, no later than February 1, 2023. IF the HOA does want to give notice, I will suggest termination notice be sent at the latest by January 31, 2023.

Management to send an email blast to the members to seek their input on either staying with Republic Services or go with a new contractor and to be discussed at the January 2023 meeting.

- Other Items
No other items were provided for review.

MANAGER'S TASK ITEMS:

- Budget 2023 – send budget to the members via US mail and email.
- Email blast seeking members input regarding the two proposals for waste and recycle.

NEXT MEETING

The next meeting is tentatively scheduled for January 11, 2023 at 6:00 PM via BlueJeans Video Conferencing by Verizon.

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HOMEOWNER INPUT:

No input.

ADJOURNMENT The meeting was adjourned at 6:25 PM

EXECUTIVE SESSION TO FOLLOW

MOTION: To adjourn the Board of Directors meeting and go into Executive Session as permitted by law (A.R.S. 33-1804(C) for planned communities or in accordance with A.R.S. 33-1248(C) Condominiums) for the following reason(s): (3) personal health or financial information of an owner/member, employee, etc.; (5) owner/member appeal or penalty.