

# The Estates at Cienega Creek Preserve Community Association Board of Directors Meeting Minutes

**Date:** September 14, 2022  
**Time:** 6:00 PM  
**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](https://bluejeans.com/1870252252/6886?src=join_info)

Meeting ID

187 025 225 2

Participant Passcode

6886

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(see all numbers - <https://www.bluejeans.com/numbers>)

## **CALL TO ORDER**

The meeting was called to order at 6:04 PM by Jerry Sarkozi, President.

## **ROLL CALL**

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

Homeowner Present: Moira Sickler

Management

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

Minute Taker: Angie Chu-Mak, Cadden Community Management

## **APPROVAL OF MEETING MINUTES**

- **MOTION:** To approve the July 13, 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.

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- Treasurer Report

**Financial Report for the period ending July 2022:**

• Bank Balance .....	\$17,818.50
• Reserve Balance .....	\$35,565.46
• Delinquent Assessments .....	\$3,858.85
• Prepaid Assessments .....	\$1,521.35
• Unpaid Invoices .....	\$0.00

**Financial Report for the period ending August 2022:**

• Bank Balance .....	\$16,860.64
• Reserve Balance .....	\$35,659.49
• Delinquent Assessments .....	\$3,639.68
• Prepaid Assessments .....	\$1,768.73
• Unpaid Invoices .....	\$0.00

- **MOTION:** To approve the financial reports for July and August 2022 as submitted.  
**The motion was seconded and passed unanimously.**
- Architectural Review Committee  
No report.
- Manager Report (Attached)  
This item was provided for review.

**OLD BUSINESS**

- Other Items  
No other items were provided for review.

**NEW BUSINESS**

- Call for Nominees  
Draft of the message for call for nominees was provided for review. This will be emailed to the members.
- Annual Meeting 2022 – November 30, 2022 at 6:00 PM via BlueJeans Video Conferencing by Verizon  
Draft packet for the upcoming annual meeting was provided for review. This packet will be mailed to all of the owners of record on November 7, 2022.
- Budget DRAFTS
  - DRAFT 1      \$90.00 per home per quarter
  - DRAFT 2      \$93.00 per home per quarter

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- DRAFT 3      \$95.00 per home per quarter

Draft budgets were provided for review. Discussion ensued. Ms. Sickler opposes to the increase as she bought her home two years ago and has heard that dues was just recently increased. Management informed owner that the dues were last increased in 2019. Disappointed that there is not a community pool and if there were other amenities in the community, it will justify the quarterly dues. Mr. Dragun-Bianchi reminded attending owners that there are common areas that are the HOA's responsibility. The reserve study will be emailed to Ms. Sickler along with the 2022 Budget. This item will be discussed and reviewed at the next meeting.

- Roll Offs – October 14<sup>th</sup>, 2022 to October 17<sup>th</sup>, 2022  
Roll offs are now reserved and will be dropped off in the community the location
- Other Items  
No other items were provided for review.

**MANAGER'S TASK ITEMS:**

- Call for Nominees – email to members.
- Budget 2023 – Add to November meeting agenda.
- Lot 8 – Email reserve study and budget.

**NEXT MEETING**

The next meeting is tentatively scheduled for November 9, 2022 at 6 PM via BlueJeans Video Conferencing by Verizon.

**HOMEOWNER INPUT:**

- Lot 028 – Roll off inquiry  
This item was provided for review.

**ADJOURNMENT**      The meeting was adjourned at 6:50 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.