

Minutes

ESTATES AT CIENEGA CREEK PRESERVE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

DATE: December 9, 2020
TIME: 6:00 p.m.
LOCATION: Go To Meeting
<https://global.gotomeeting.com/join/796990165>
Access Code: 796-990-165

CALL TO ORDER: Jerry Sarkozi called the meeting to order at 6:01 p.m.

ROLL CALL:

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

MANAGEMENT: Sylvie McAdams, Association Manager, Cadden Community Management
MINUTE TAKER: Sylvie McAdams

HOMEOWNERS PRESENT:

No homeowners were present during this meeting.

QUORUM:

At least two (2) Board members must be present. Quorum was met with three (3) members present.

APPROVAL OF MINUTES:

- The Board reviewed the minutes. **Motion:** A motion was made by Jerry Sarkozi, and seconded by Scott Grissett, to approve the minutes of the September 9, 2020 Board meeting as written. Joseph abstained as he was not on the Board at that time. The motion passed.
- The Board reviewed the minutes. **Motion:** A motion was made by Jerry Sarkozi, and seconded by Scott Grissett, to approve the minutes of the November 18, 2020 Organizational meeting as written. Joseph abstained as he was not on the Board at that time. The motion passed.

PRESIDENT REPORT:

Jerry welcomed Joseph to his first Board meeting.

Financial for the Period ending November 30, 2020:

Operating Balance:	\$15,253.41
Reserve Balance	\$31,768.42
Delinquent Assessments:	\$2,898.64
Pre-Paid Assessments:	\$1,729.27

MOTION: A motion was made by Jerry Sarkozi, and seconded by Joseph Dragun-Bianchi, to approve the November 2020 Financials as presented. The motion passed unanimously.

ARCHITECTURAL REPORT:

The following ARC requests were submitted since the last meeting:

- Lot #05 – Solar panels (approved)
- Lot #17 – Exterior painting (approved)
- Lot #27 – Exterior painting (approved)

OLD BUSINESS:

Revision of Design Guidelines – The document has been reviewed by all members of the Board and the Architectural Review Committee. The final draft was just emailed back to Sylvie this same day and there wasn't enough time to provide a finished document at this meeting. There are quite a few revisions that need discussion at a Board meeting and final approval. Sylvie will put together a document with all the revisions that need to be discussed. Sylvie suggested a Special Board meeting be held in January instead of waiting until March to finalize the document.

NEW BUSINESS:

Republic Services Contract Expiration – The exclusive-only contract expires on March 31, 2021. Discussion ensued regarding the current rates, which are still very reasonable, and the association is provided two free dumpsters a year (which is an approximate \$550 value). If the Board wants to terminate the contract at the expiration date, a sixty day written notice is required. **MOTION:** A motion was made by Jerry Sarkozi, and seconded, to keep Republic Services as an exclusive-only contract for the community. The motion passed unanimously.

House Painting – Due to COVID-19, the letters to homeowners regarding house painting did not occur this year, due to homeowners possibly having financial difficulties at this time. Two letters were mailed this year regarding house painting as these homes were in dire need of painting. One homeowner has complied, and another has reached out to Sylvie, and will try to comply before March. The Board wants to wait until June to decide if house painting letters can start up again.

Website – Sylvie informed the Board that she took a look at the association's website and had a lot of things cleaned up/deleted by Virginia due to obsolete information and hyperlinks that went to pages that did not exist anymore. In addition, Board members were added, and the ARC members were updated. Virginia also cleaned up the Board meeting minutes and created tabs for each year.

NEXT SCHEDULED MEETING:

Wednesday, March 10, 2021 at 6:00 p.m. at the Rincon Valley Fire Station #1, 8850 S. Camino Loma Alta. Due to COVID-19, this meeting may be held virtually via Go To.

QUESTIONS/COMMENTS FROM MEMBERS:

No comments.

ADJOURNMENT:

Motion: The meeting was adjourned at 6:26 p.m. to go into Executive Session per ARS 33-1804(A)(3) and (5). The motion passed unanimously.