

## Minutes

# ESTATES AT CIENEGA CREEK PRESERVE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

**DATE:** March 8, 2017  
**TIME:** 6:00 p.m.  
**LOCATION:** Rincon Valley Fire Station #1

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**CALL TO ORDER:** The meeting was called to order by Frank Shannon at 6:00 p.m.

### ROLL CALL

**Present:** Frank Shannon, President  
Jim Matczysnki, Vice President  
Mac Finlayson, Treasurer

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

### HOMEOWNERS PRESENT:

Alan Dash (Lot #13)  
Paul Roth (Lot #20)  
Rick Bass (Lot #24)  
Robert Tucci (Lot #25)  
Darrel Hochstettler (Lot #65)

### 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 and seconded to approve the minutes of the December 14, 2016 Board meeting as written. The motion passed unanimously.

### PRESIDENT REPORT – *Frank Shannon*

Nothing to report at this time.

**TREASURER REPORT – *Mac Finlayson***

Balance sheet as of January 31, 2017 showed a total of \$12,861.28 in Operating, \$35,355.17 in Reserves, and \$2,273.00 in Delinquent Assessments.

**LANDSCAPE REPORT – *Jim Matczynski***

The erosion issues at the second ramada on Madrona Station Place have been addressed by Complete Landscaping. No rains as of yet to see if the solution worked.

Additional rip rap was put in at both entrances to the community by Complete Landscaping.

Adding pathway rocks to the nature paths, to function as path identifiers, have been added by Complete Landscaping. Jim was out of town and hasn't had a chance to check it out yet. No rocks were placed at the entrance to the paths due to the signage but some signs are set back a bit and a couple of rocks at the entrance to those paths is recommended as pointers to the path.

A barrel cactus at the front of the monument at Madrona Station Place needs to be relocated as it is getting large and inhibiting the view of the monument. Frank thinks more rip rap needs to be added to the Manhead Lookout entrance. Solar light still needs to be replaced at the Manhead Lookout entrance.

Discussion ensued about other erosion issues at some of the nature paths. One is at the trail next to Lot #24 and the other is the path at the end of the Manhead Lookout cul-de-sac.

Jim suggested adding the trail maps to the HOA's website. Mac will follow through.

**ARCHITECTURAL REPORT – *Jerry Sarkozi***

Jerry was not present at this meeting to report on this topic. The following ARC requests were approved since the last meeting:

- Lot #30 – Fig Tree Netting and Trim Painting
- Lot #35 – Exterior Painting
- Lot #43 – Swimming Pool and Wall
- Lot #44 – Swimming Pool and Wall
- Lot #51 – Storage Shed
- Lot #56 – Exterior Painting
- Lot #56 – Solar Panels
- Lot #67 – Exterior Painting

**MANAGER REPORT – *Sylvie McAdams***

A written report was in the Board packet. Sylvie reported that two homes have sold since the last meeting.

**OLD BUSINESS:**

Spring Block Party – Alan Dash provided some information. The BBQ vendor charges \$18/per head for the BBQ which includes barbecue chicken (thighs and legs), ribs, and sides. It is suggested that this event occur on a Saturday or Sunday and homeowners can bring desserts. Alan suggests that this occur in early May (due to the heat) or delay until the fall.

**NEW BUSINESS:**

Signature for Notice of Liens and Lien Releases – **Motion:** A motion was made and seconded to have Cadden sign the Notice of Liens and Lien Releases versus a Board member signature. The motion passed unanimously.

**NEXT SCHEDULED BOARD MEETINGS:**

Wednesday, June 14, 2017 at 6:00 p.m. at the Rincon Valley Fire Station #1, 8850 S. Camino Loma Alta

**QUESTIONS/COMMENTS FROM MEMBERS:**

Discussion ensued concerning the following topics:

- Lot #20 questioned when the Board will get costs for a Reserve Study. Sylvie informed the homeowners present that she did not have time to work on that task, but will provide costs at the June Board meeting. Lot #20 also indicated he took a look at the HOA's website and found it to be better than the last time he looked, more info and a better look.
- Lot #24 inquired about the Neighborhood Watch and asked if some signage could be put up. The neighborhood does not qualify for the Neighborhood Watch, so no signs can be put up indicating one is in place. He also had a complaint about vehicles speeding through the neighborhood. The Board indicated he should call the sheriff's department to report this.
- Lot #65 wants to put in a wrought iron security door. He will send ARC form to Sylvie. He asked the homeowners present if they had a problem with bats. He has an issue with quite a few bats at his entry way, one actually got into his house. He also looked at the HOA's website and found it much easier to locate information.

**ADJOURNMENT:**

**Motion:** A motion was made and seconded to adjourn the meeting at 6:40 p.m. The motion passed unanimous