

Minutes

ESTATES AT CIENEGA CREEK PRESERVE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

DATE: June 8, 2016
TIME: 6:00 p.m.
LOCATION: Rincon Valley Fire Station #1

CALL TO ORDER: The meeting was called to order by Frank Shannon at 6:01 p.m.

ROLL CALL

Present: Frank Shannon, President
Mac Finlayson, Vice President
Jim Matczynski, Vice President

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

HOMEOWNERS PRESENT:

Jerry Sarkozi (Lot #02)
Kris Gregor (Lot #10)
Jim Blick (Lot #11)
Leigh Erbe (Lot #15)
Jim Morehouse (Lot #17)
Rick Bass (Lot #24)
Mark Robinson (Lot #41)
James and Regina Crawford (Lot #57)

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 March 9, 2016 Board meeting as written. The motion passed unanimously.

QUESTIONS/COMMENTS FROM MEMBERS

Discussion ensued concerning the following topics:

- Several homeowners requested 40 yard roll-off dumpsters in the community. Per the Board, this was too problematic in the past, people outside the HOA using the dumpsters and overfilling them. Sylvie will get a cost from Republic Services to drop off the dumpsters for one day only (Monday) for the second week of September.
- Signs at each entrance need to be illuminated at night. Sylvie will get bids for solar lights at both entrances.
- Many complaints about Republic Services regarding trash pick-up. In many instances service has been picked up very late in the evening, delayed by a day, or not showing up at all. Sylvie has seen similar concerns with the neighboring HOA. Sylvie will contact Republic and bring these concerns to their attention.
- Concerns were brought up that many houses in the community need to be painted. Sylvie will take a closer look during site inspections.
- Homeowner for Lot #17 has concerns regarding mistletoe in a Mesquite tree behind his house in the HOA owned open space. Jim Matczysnki advised the members at the meeting that he met with the HOA's landscaping company at the end of March. This specific tree was looked at and discussed. Landscaper advised there was nothing they could do with the tree, that there was too much mistletoe in the tree to try and save it. The homeowner for Lot #17 disagreed and said he would pay someone remove the mistletoe from the tree and he would be submitting the cost to the HOA for reimbursement. The Board would not approve this and advised the homeowner to get a second opinion and provide the quote(s) to Sylvie for the Board's review and decision.
- The paved walkway was discussed. Pima County maintains this approximately twice a year.
- Lot #24 would like to see a Neighborhood Watch in the community. The Board asked him to research this and provide information at the next Board meeting in September. Lot #24 volunteered to Chair this activity and Lot #11 said he would Co-Chair.

PRESIDENT REPORT – *Frank Shannon*

- Frank welcomed Lot #41 to the community.
- Lot #44 recently moved out; no status if home will be a rental or if homeowner is selling the home.
- Frank talked about a recent interior plumbing issue with a compression fitting that was leaking. He highly recommends using a plumber and not trying to do it yourself and cause further damage.

TREASURER REPORT – *Mac Finlayson*

Balance sheet as of May 31, 2016 showed a total of \$9,424.15 in Operating, \$33,547.96 in Reserves, \$2,654.02 in Delinquent Assessments, and \$565 in Prepaid Assessments.

LANDSCAPE REPORT – *Jim Matczynski*

Walking paths were cleaned up by Complete Landscaping at no extra cost. Jim will keep an eye on this. Jim had the landscaping company also look at the Mesquite tree with mistletoe.

ARCHITECTURAL REPORT – *Jerry Sarkozi*

The following ARC requests were approved since the last meeting:

Lot #02 – Screen Wall

Lot #60 – Exterior Painting

Lot #60 – Window Screens

Lot #60 - Windows

MANAGER REPORT – *Sylvie McAdams*

A written report was in the Board packet. Sylvie had received a phone call from a homeowner regarding the HOA providing a roll-off dumpster to the community. This discussion ensued during homeowner comments. Sylvie also advised that there was a home in the community that still had Christmas lights in their Mesquite tree. Cadden could not find anything in the governing documents that we could use to enforce this. Sylvie is not aware of any Design Guidelines for the HOA. Mac said that there is something in the documents about holiday decorations. He will find it and touch base with Sylvie.

OLD BUSINESS:

None at this time.

NEW BUSINESS:

Amendment to Bylaws - Motion: A motion was made and seconded to approve the Amendment to the Bylaws in regards to changing the Annual meeting date from December to November. The motion passed unanimously.

NEXT SCHEDULED BOARD MEETINGS:

Wednesday, September 14, 2016 at 6:00 p.m. at the Rincon Valley Fire Station #1.

ADJOURNMENT:

Motion: A motion was made and seconded to adjourn the meeting at 7:10 p.m. The motion passed unanimously.