

## Minutes

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

**DATE:** September 12, 2018  
**TIME:** 6:00 p.m.  
**LOCATION:** Rincon Valley Fire Station #1

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**CALL TO ORDER:** Mac Finlayson called the meeting to order at 6:02 p.m.

**ROLL CALL:**

Present: Mac Finlayson, President  
Scott Grissett, Vice President  
Tieann Blackburn, Treasurer/Secretary

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

**HOMEOWNERS PRESENT:**

Jerry Sarkozi (Lot #02)  
Alan Dash (Lot #13)  
Claud Blackburn (Lot #28)  
Frank Shannon (Lot #40)

**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 Scott Grissett, and seconded, to approve the minutes of the June 13, 2018 Board meeting as written. The motion passed unanimously.

**PRESIDENT REPORT:**

Mac indicated that he would be resigning from the Board in November of this year. He will have one year left on his term. Per the Bylaws, the remaining Board members can appoint a replacement on the board without a ballot process. Jerry Sarkozi and Alan Dash may be interested in replacing Mac on the Board. They will let Sylvie know by the middle of October.

**FINANCIAL FOR THE PERIOD ENDING JULY 30, 2018:**

Operating Balance:	\$10,802.50
Reserve Balance	\$33,841.22
Delinquent Assessments:	\$1,051.00
Pre-Paid Assessments:	\$554.95
Unpaid Bills:	\$0.00

Delinquencies will be discussed in Executive Session.

**ARCHITECTURAL REPORT:**

The following ARC requests were submitted since the last meeting:

- Lot #02 – Paver Walkway (approved)
- Lot #08 – BBQ and Shade (pending)
- Lot #17 – Gutters (approved)
- Lot #17 – Door (approved)
- Lot #43 – Security Door (approved)
- Lot #44 – Solar Panels (approved)
- Lot #53 – Pavers (approved)

**OLD BUSINESS:**

None at this time.

**NEW BUSINESS:**

2019 Draft Budget – **Motion:** A motion was made by Scott Grissett, and seconded, to approve the 2019 Budget with a \$5 increase per quarter. The motion passed unanimously. This is the first increase for the HOA. This increase is due to the Reserve Study that was completed in September of 2017. The Reserve Study recommended \$3,600 per year be contributed to reserves but that would have required a \$10 per quarter increase. With the 2019 increase, the reserve contribution will be at \$2,300 per year.

Bulk Dumpster - Two 40-yard dumpsters will be delivered to the usual locations on Friday, October 12, 2018, and picked up on Monday, October 15, 2018.

2018 Tax Returns and Compilation The Board reviewed the proposal from Larry Recker, CPA, to complete the HOA's tax returns and Compilation for 2018 (no increase). **Motion:** A motion was made by Mac Finlayson, and seconded, to approve the bid of \$300 from Larry Recker, CPA. The motion passed unanimously.

**NEXT SCHEDULED MEETING:**

Wednesday, November 28, 2018 at 6:00 p.m. at the Rincon Valley Fire Station #1, 8850 S. Camino Loma Alta. This is an Annual Meeting of the Members.

**QUESTIONS/COMMENTS FROM MEMBERS:**

Alan Dash brought up the issue of mail stolen from mailboxes, as heard from discussion on the Next Door website regarding the community north of Estates at Cienega Creek. Per Mac, the CC&R's do not require same or similar type mailboxes as existing. The current mailboxes, installed at the time houses were built, are welded onto the posts, which are in concrete. Mac recommended that mail be picked up as soon as possible and not left in the mailboxes overnight. ARC approval is required to change out mailboxes.

Alan Dash also asked if exterior security cameras were permitted. Several homeowners present already had security cameras installed. Mac stated that ARC approval is not required.

**ADJOURNMENT:**

**Motion:** A motion was made and seconded to adjourn at 6:47 p.m. to go into Executive Session per ARS 33-1804(A)(3) and (5). The motion passed unanimously.