

Minutes

ESTATES AT CIENEGA CREEK PRESERVE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

DATE: September 27, 2017
TIME: 6:00 p.m.
LOCATION: Rincon Valley Fire Station #1

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

ROLL CALL

Present: Frank Shannon, President
Mac Finlayson, Treasurer

Absent: Jim Matczynski, Vice President

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

HOMEOWNERS PRESENT:

Jerry Sarkozi (Lot #02)
Ton and Denise Cox (Lot #17)
Carl and Stephanie Newton (Lot #37)
Kim Cooper (Lot #45)

QUORUM

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

APPROVAL OF MINUTES

The Board reviewed the minutes. **Motion:** A motion was made and seconded to approve the minutes of the June 14, 2017 Board meeting as written. The motion passed unanimously.

PRESIDENT REPORT – *Frank Shannon*

- Excited to see Safeway finally being built at the corner of Mary Ann Cleveland Way and Colossal Cave Road. This was originally planned for 2006 but got delayed due to the market tanking.
- A lot of new homes coming up nearby – KB Homes, Miramonte Homes, and Del Webb is expanding.

TREASURER REPORT – *Mac Finlayson*

Balance sheet as of August 31, 2017 showed a total of \$8,769.03 in Operating, \$34,088.30 in Reserves, \$880.00 in Delinquent Assessments, and \$848.32 in Prepaid Assessments.

LANDSCAPE REPORT – *Jim Matczynski*

Jim did not attend this meeting so was unable to report on this topic.

ARCHITECTURAL REPORT – *Jerry Sarkozi*

The following ARC request was submitted since the last meeting:

- Lot #17 – Landscaping (approved)

MANAGER REPORT – *Sylvie McAdams*

A written report was in the Board packet. Sylvie reported that one home has sold since the last meeting.

Sylvie advised Board that a homeowner called to request that the tall grasses behind the railing on Manhead Lookout needs to be cut down. Board agreed. Sylvie will contact the landscaping crew to get this taken care of.

OLD BUSINESS:

Block Party – This topic has been tabled until the next meeting.

Reserve Study – the Reserve Study and pictures were emailed to the Board on September 12, 2017 for their review. Discussion ensued. **Motion:** A motion was made and seconded to do nothing at this time with the Reserve Study or change any reserve contributions. The motion passed unanimously.

NEW BUSINESS:

Republic Services Contract – The exclusive contract with Republic expires on March 24, 2018 for discounted rates for the community's residents. The Board requested a bid from Waste Management for the same kind of contract. Sylvie will provide this at the next Board meeting.

Fall Bulk Dumpster – Discussion ensued. Two dumpsters will be delivered to the usual locations on Friday, October 20, 2017, and picked up on Monday, October 23, 2017.

2018 Budget - **Motion:** A motion was made and seconded accept the budget as presented with the changes below. The motion passed unanimously.

- Remove the \$60 backflow prevention testing fee.
- Remove the \$600 legal fee.
- Add \$660 to Non-Contract Landscaping

Discussion ensued about the monthly fee to Brown Olcott for legal services. **Motion:** A motion was made and seconded to cancel the contract for legal services (\$50/month) with Brown Olcott effective December 31, 2017. The motion passed unanimously.

NEXT SCHEDULED MEETING:

Wednesday, November 29, 2017 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:

No comments at this time.

ADJOURNMENT:

Motion: A motion was made and seconded to adjourn at 6:42 p.m. to Executive Session per ARS 33-1804(A)(3) and (5). The motion passed unanimously.