

Minutes

ESTATES AT CIENEGA CREEK PRESERVE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

DATE: September 9, 2020
TIME: 6:00 p.m.
LOCATION: Go To Meeting
<https://global.gotomeeting.com/join/527111533>
Access Code: 527-111-533

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

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

HOMEOWNERS PRESENT:

Roger Brown (Lot #01)
Caitlin and Joseph Dragun-Bianchi (Lot #03)

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 by Jerry Sarkozi, and seconded by Scott Grissett, to approve the minutes of the June 10, 2020 Board meeting as written. The motion passed unanimously.

PRESIDENT REPORT:

Jerry Sarkozi and the Architectural Review Committee have been working on revising the Design Guidelines for the community. It's been a lot of work but they are getting it put together. More on that later under Old Business.

FINANCIAL FOR THE PERIOD ENDING AUGUST 31, 2020:

Operating Balance:	\$14,292.15
Reserve Balance	\$31,194.33
Delinquent Assessments:	\$2,121.73
Pre-Paid Assessments:	\$1,532.27

MOTION: A motion was made by Jerry Sarkozi, and seconded by Scott Grissett, to approve the August 2020 Financials as presented. The motion passed unanimously.

ARCHITECTURAL REPORT:

The following ARC requests were submitted since the last meeting:

- Lot #05 – Exterior Painting (approved)
- Lot #08 – Front Door Painting (denied)
- Lot #08 – Front Door Painting (approved)
- Lot #17 – Vigas (approved)
 - These vigas were purchased from a company called Fiberscan Concrete Elements. They are made of concrete and can be painted. They last much longer than wood vigas. The website information for this will be posted on the HOA's website as a suggestion for homeowners.
- Lot #37 – Fencing (approved)
- Lot #37 – Concrete Walkway (approved)
- Lot #62 – Gazebo (approved)
 - This gazebo was already existing when the new homeowner bought the home in February of this year. It was never observed from the street due to the overgrowth of shrubbery and trees that the new homeowner removed shortly after he moved in.
- Lot #62 – Shed (denied)
- Lot #62 – Shed (approved)
- Lot #62 – Wall Modification (denied)
 - This request was denied pending a survey and if Pima County will require a permit.

OLD BUSINESS:

Revision of Design Guidelines – The Architectural Review Committee is still working on a revision to the Design Guidelines. It has been a lot of work but was not completed in time for this Board meeting. A comparison of this community's existing guidelines and another community's guidelines was done. The other community had a much more well-defined document and so some of their wording and requirements will be incorporated into this document. The revision to these guidelines will include some new requirements that should have been included already (for example gazebos, ramadas, and other structures). There will be a lot of clarification to existing items; grammatical issues corrected; individual items will be better alphabetized; the formatting on this document will be improved to make ease of reading better; and a table of contents will be added. Once it has been completed, the Board will have a final review and approve via email. A copy of the document will be emailed to all homeowners. Hard copies will be mailed via US mail to all homeowners who have not provided us email addresses.

NEW BUSINESS:

2021 Draft Budget – The Board reviewed the budget and discussion ensued. Sylvie explained the differences between the 2020 approved budget and the 2021 proposed budget. **MOTION:** A motion was made by Jerry Sarkozi, and seconded by Scott Grissett, to approve the 2021 Budget as presented. The motion passed unanimously. A copy of the budget information will be emailed to all homeowners. Hard copies will be mailed via US mail to all homeowners who have not provided us email addresses.

QUESTIONS/COMMENTS FROM MEMBERS:

Lot #03 is a new homeowner and they asked why the revision to the Design Guidelines. This was explained and they were advised that any existing items they had on their property would be grandfathered in. The document is not meant to be more stringent, the goal was to clarify the document and add requirements that should have been there already.

NEXT SCHEDULED MEETING:

Wednesday, November 18, 2020 at 6:00 p.m. at the Rincon Valley Fire Station #1, 8850 S. Camino Loma Alta. This will be an Annual meeting only. Most likely, due to COVID-19, this meeting will be held virtually via Go To.

ADJOURNMENT:

Motion: A motion was made by Jerry Sarkozi, and seconded by Scott Grissett, to adjourn at 6:30 p.m. to go into Executive Session per ARS 33-1804(A)(3) and (5). The motion passed unanimously.