

**THE ESTATES AT CIENEGA CREEK PRESERVE
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES**

Date: October 13, 2021
Time: 6:00 PM
Location: Virtual Meeting via GoToMeeting
<https://global.gotomeeting.com/join/565517229>

United States: [+1 \(408\) 650-3123](tel:+14086503123)
Access Code: 565-517-229

Roll Call: called to order at 6:03PM

| | |
|-----------------------|-------------------------------|
| Jerry Sarkozi | President (present) |
| Scott Grissett | Vice President (present) |
| Joseph Dragun-Bianchi | Treasurer/Secretary (present) |

Management Representative: Gabino Trejo, CMCA, Cadden Community Management

Board Member Quorum:

At least two (2) Board members must be present.

Approval of Minutes of Last Meeting:

- A **MOTION** to approve the Board Meeting minutes of June 9, 2021.
 - Motion, seconded (unanimous approval)

President Report: Board President expressed his frustration that he did not hear from anyone immediately after Sylvies departure and that a permanent manager was not immediately assigned. He is looking forward to working with their new community manager effective 11/01/21.

Financial for the Period ending September 30, 2021:

| | |
|-------------------------|-------------|
| Operating Balance: | \$17,468.37 |
| Reserve Balance | \$33,551.40 |
| Delinquent Assessments: | \$2,459.78 |
| Pre-Paid Assessments: | \$3,376.26 |

MOTION: To approve the financial report for September 2021 as submitted.
Motion, seconded (unanimous approval)

Architectural Review Committee:

- Lot #17 – Generator (approved)
- Lot #45 – View Wall (approved)
- Lot #45 – Back Patio Concrete Extension (approved)

- Lot #60 – Grating and Drainage Remediation (approved)
 - Motion, seconded (unanimously ratified)

Old Business:

- None at this time.

New Business:

- Future Board Meetings – Virtual or In-Person
 - The Board prefers to continue meeting virtually at this time.
 - The Annual Meeting will be held virtually
 - Jerry will be running to fill his expiring term
- 2022 Management Fee Increase
 - **Motion, seconded (unanimous approval)**
- 2022 Landscape Contract Increase for 2022
 - Motion, seconded (unanimous approval)
- 2022 Draft Budget and Assumptions
 - The Board would like to take additional time to consider how to move forward with the 2022 Budget and will inform management of how they wish to move forward and will vote via email.
- Neighborhood Security and Theft – *Joseph Dragun-Bianchi*

Questions/Comments from Members (10 minutes):

Next Scheduled Board Meeting Date:

Annual Meeting of the Members will be held on November 17, 2021 at 6:00 p.m., via Go To due to COVID-19.

Adjournment: 6:50 PM

ADJOURN to Executive Session per A.R.S. §33-1804(A)(3) and (5).