

Minutes

ESTATES AT CIENEGA CREEK PRESERVE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

DATE: December 11, 2019
TIME: 6:00 p.m.
LOCATION: Rincon Valley Fire Station #1

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
Jeff Swineford, Treasurer/Secretary

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

HOMEOWNERS PRESENT:

No homeowners present.

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 September 11, 2019 Board meeting as written. The motion passed unanimously.

The Board reviewed the minutes. **Motion:** A motion was made by Jeff Swineford, and seconded, to approve the minutes of the November 21, 2019 Organizational meeting as written. The motion passed unanimously.

PRESIDENT REPORT:

Nothing to report.

FINANCIAL FOR THE PERIOD ENDING NOVEMBER 30, 2019

Operating Balance:	\$14,602.10
Reserve Balance	\$36,821.93
Delinquent Assessments:	\$1,398.00
Pre-Paid Assessments:	\$1,481.60

MOTION: A motion was made by Jerry Sarkozi, and seconded, to approve the November 2019 Financials as presented. The motion passed unanimously.

ARCHITECTURAL REPORT:

The following ARC request was submitted and approved since the last meeting:

- Lot #50 – Pool with block/stucco view fence

OLD BUSINESS:

None.

NEW BUSINESS:

HOA Website – Mac Finlayson created and managed the HOA’s website for many years but stepped down in September of this year. Discussion ensued regarding the Cadden Connect website. Jeff Swineford said that he would take over the responsibility of the current HOA’s website for the time being. The Board approved the additional cost of domain privacy so that people won’t be able to discover the personal information through a WHOIS lookup. **Motion:** A motion was made by Jerry Sarkozi, and seconded, to decline the Cadden Connect website at this time. The motion passed unanimously.

2020 Board Meeting Dates – The 2020 meeting dates are as follow:

- Wednesday, 3/11/20 – 6:00 p.m. Board Meeting
- Wednesday, 6/10/20 – 6:00 p.m. Board Meeting
- Wednesday, 9/9/20 – 6:00 p.m. Board Meeting
- Wednesday, 11/18/20 – 6:00 p.m. Annual Meeting
- Wednesday, 12/9/20 – 6:00 p.m. Board Meeting

2020 Reserves Expenses – The 2020 reserve expenses per the Reserve Study are replenishing the landscape rock for Phase 1 which is all of Manhead Lookout Drive, and painting the perimeter wall along Colossal Cave Road. Sylvie will make arrangements for Bill Schmitt from Complete Landscaping to meet with Jerry Sarkozi in January and take a look at the landscape rock to see if it does need to be replenished in 2020. If both think it needs to be replenished, Sylvie will provide three quotes at the March Board meeting. Jerry will provide Sylvie the contact information for a vendor that he recommends.

Sylvie will provide three quotes for the painting of the wall at the March Board meeting. Jerry will provide Sylvie the contact information for a painter that he recommends.

Interest on Delinquent Accounts – Sylvie discovered that, due to an oversight, interest at the rate of 10% per annum has never been charged to delinquent homeowners. This will start in January of 2020.

QUESTIONS/COMMENTS FROM MEMBERS:

It was brought up by Scott and Jeff that a dog has been seen roaming the Madrona Station Place area of the community for several months now, unleashed. Scott stated that he has video of the dog pooping in his yard on five separate occasions. Scott will send Sylvie the videos. Jeff, while walking his two small dogs, had a negative interaction with this unleashed dog where the dog was threatening to both dogs and Jeff. This dog has been brought to the attention of Sylvie back in August and October for always running free, but the complainant did not want his name on the letter, so the HOA never reached out to the owner of the dog. Sylvie will follow through with a letter to the homeowner, and Scott and Jeff both gave permission for their names to appear on the letter.

NEXT SCHEDULED MEETING:

Wednesday, March 11, 2020 at 6:00 p.m. at the Rincon Valley Fire Station #1, 8850 S. Camino Loma Alta.

ADJOURNMENT:

Motion: A motion was made and seconded to adjourn at 6:44 p.m. to go into Executive Session per ARS 33-1804(A)(3). The motion passed unanimously.