

Minutes

ESTATES AT CIENEGA CREEK PRESERVE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

DATE: June 12, 2019
TIME: 6:00 p.m.
LOCATION: Rincon Valley Fire Station #1

CALL TO ORDER: Jerry Sarkozi called the meeting to order at 6:02 p.m.

ROLL CALL:

Present: Jerry Sarkozi, President
Scott Grissett, Vice President
Tieann Blackburn, Treasurer/Secretary

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

HOMEOWNERS PRESENT:

Jeff Swineford (Lot #49)

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 March 13, 2019 Board meeting as written. The motion passed unanimously.

PRESIDENT REPORT:

Jerry has noticed quite a few gates are looking better since the “gate” letter was mailed out to all homeowners in April.

FINANCIAL FOR THE PERIOD ENDING MAY 31, 2019

| | |
|-------------------------|-------------|
| Operating Balance: | \$11,627.79 |
| Reserve Balance | \$35,583.23 |
| Delinquent Assessments: | \$1,421.00 |
| Pre-Paid Assessments: | \$1,311.60 |

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

ARCHITECTURAL REPORT:

The following ARC requests were submitted and approved since the last meeting:

- Lot #09 – Exterior Painting
- Lot #38 – Exterior Painting
- Lot #39 – Gate
- Lot #41 – Exterior Painting
- Lot #42 – Exterior Painting
- Lot #46 – Exterior Painting
- Lot #54 – Exterior Painting
- Lot #66 – Exterior Painting

OLD BUSINESS:

Gate Maintenance – Letter was mailed to all homeowners on April 10, 2019 regarding gate maintenance. Since then, quite a few gates have had maintenance completed. There are still two gates that are in bad condition which will need to be addressed. Sylvie will send violation letters and will include the April 10th letter.

NEW BUSINESS:

Trails – It was noted by a homeowner that the trails in the community will need to be addressed, trails are overgrown and hard to pass through. Sylvie will contact the landscaping company and have them address all the trails in the community. Sylvie will also inform the landscaping company that these trails should be addressed on a quarterly basis.

Helens Dome Wash Between Lots #2 and #3 – This is a wash that is owned both by Lots #2 and #3. This wash collects all the trash from the street during heavy winds or rain. Jerry Sarkozi lives on Lot #2 and believes that this should be a common area expense to be cleaned up by the landscaping company, and that it used to be maintained by the landscaping company in the past. When not maintained by the two homeowners, it gets filled with trash and gets covered with weeds. The tree was just recently removed by Lot #3. Sylvie will get a cost from the landscaping company on how much it would cost to maintain this area on a quarterly basis. First, Jerry will see if there are other similar washes in the community, and include them in the cost also. Cost will be discussed at the next Board meeting.

QUESTIONS/COMMENTS FROM MEMBERS:

- Trails (New Business above).
- Dog Waste Stations. Who empties bags? It has been observed that often times the bin is full of used dog waste bags. The landscaping company is only in the community once a week and they empty the bin once a week. There are people using the dog waste stations who do not live in this community, so it will tend to fill quickly within a week. Frank Shannon and another homeowner keep Sylvie informed when it is not being emptied on a regular basis.

NEXT SCHEDULED MEETING:

Wednesday, September 11, 2019 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 6:30 p.m. to go into Executive Session per ARS 33-1804(A)(3). The motion passed unanimously.