

The Estates at Cienega Creek Preserve Community Association Board of Directors Meeting Agenda

Date: November 20, 2024
Time: 6:00PM
Location: Virtual Meeting via Webex Meeting

Please Join the Estates at Cienega Creek Preserve Community Association Board of Directors Meeting from your computer, tablet, or smartphone

Meeting Link: <https://caddencommunitymanagement-802.webex.com/meet/aenos>

Meeting Number: 2630 633 1398

Join by phone: +1-650-479-3208 United States Toll

Access Code: 26306331398

CALL TO ORDER

ROLL CALL

Board of Directors: Jerry Sarkozi, President
Scott Grissett, Vice President
Joseph Dragun-Bianchi, Treasurer/Secretary

Management
Representatives: Alexis Enos, Cadden Community Management

Minute Taker: Alexis Enos, Cadden Community Management

QUORUM (Requirement is two (2) directors) A quorum of the Board of Directors must be present to conduct a lawful meeting.

APPROVAL OF MEETING MINUTES (Pages 4-6)

- **MOTION:** To approve August 7, 2024 Board of Directors Meeting minutes.

REPORTS

- President Report
- Treasurer Report

Financial Report for the period ending August 2024: (Pages 7-13)

- Bank Balance.....\$19,487.38
- Reserve Balance.....\$6,879.37
- Reserve-Alliance Bank 6M APY 4.25% 07/31/2024.....\$5,122.66
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2025.....\$10,259.49
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026\$10,245.40
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,115.51

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- Delinquent Assessments.....\$7,888.19
- Prepaid Assessments.....\$2,441.50

Financial Report for the period ending September 2024: (Pages 14-20)

- Bank Balance.....\$19,624.51
- Reserve Balance.....\$6,880.21
- Reserve-Alliance Bank 6M APY 4.25% 07/31/2024.....\$5,140.22
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2025.....\$10,296.57
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026\$10,280.44
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,132.00
- Delinquent Assessments.....\$8,109.52
- Prepaid Assessments.....\$4,200.76

Financial Report for the period ending October 2024: (Pages 21-27)

- Bank Balance.....\$20,093.94
- Reserve Balance.....\$7,086.89
- Reserve-Alliance Bank 6M APY 4.25% 07/31/2024.....\$5,158.42
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2025.....\$10,335.03
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026\$10,316.78
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,149.08
- Delinquent Assessments.....\$9,153.55
- Prepaid Assessments.....\$1,720.15

MOTION: To approve the financial reports for August through October 2024 as submitted.

- Architectural Review Committee
- Manager Report (**Page 28**)

OLD BUSINESS

NEW BUSINESS

- 2025 Budget-Discussion
- CPA Approval (**Page 29-34**)
- CTA-Discussion
- Vantaca Information (**Page 35-39**)
- Projects for 2025

NEXT MEETING

The next meeting will be January 2025. Date and time to be determined.

ADJOURNMENT

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EXECUTIVE SESSION TO FOLLOW

MOTION: To adjourn the Board of Directors meeting and go into Executive Session as permitted by law (A.R.S. 33-1804(C) for planned communities or in accordance with A.R.S. 33-1248(C) Condominiums) for the following reason(s): (5) owner/member appeal or penalty.