

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

Date: March 27, 2024
Time: 6:00PM
Location: Virtual Meeting via Webex

**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

The meeting was called to order at 6:10PM

ROLL CALL

Board Present: Jerry Sarkozi - President
Scott Grissett - Vice President
Joseph Dragun-Bianchi – Treasurer/Secretary

**Management
Representative:** Alexis Enos - Cadden Community Management

Minute Taker: Alexis Enos - Cadden Community Management

QUORUM (Requirement is two (2) directors) A quorum was present to conduct the Board of Directors meeting.

MINUTES

MOTION: To approve the January 10, 2024 Board of Directors Meeting minutes as submitted: **Motion made by Jerry, Joseph seconded and motion passed all in favor.**

HOMEOWNER INPUT

- **Jim Crawford-** Question about the status of the walk path going up between the subdivisions. Board advised that this area is not HOA owned property.
- **Kriss Mellor-** Had a question about the \$7.18 raise in price for the Republic contract. Expressed her dissatisfaction with Republic.

OFFICERS' REPORTS

- **President's Report**
 - Jerry gave kudos to Joseph for the work he does with the financials and keeping us on budget.

- **Treasurer's Report**

Financial report for the period ending in January 2024:

• Bank Balance.....	\$20,798.73
• Reserve Balance.....	\$6,873.36
• Reserve-Alliance Bank 6M APY 4.25% 07/31/2024.....	\$5,000.00
• Reserve-Alliance Bank 12M APY 4.50% 1/31/2025.....	\$10,000.00
• Reserve-Alliance Bank 24M APY 4.25% 1/31/2026.....	\$10,000.00
• Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....	\$5,000.00
• Delinquent Assessments.....	\$7,980.22
• Prepaid Assessments.....	\$2,611.43

Financial report for the period ending in February 2024:

• Bank Balance.....	\$20,493.03
• Reserve Balance.....	\$6,874.18
• Reserve-Alliance Bank 6M APY 4.25% 07/31/2024.....	\$5,000.00
• Reserve-Alliance Bank 12M APY 4.50% 1/31/2025.....	\$10,000.00
• Reserve-Alliance Bank 24M APY 4.25% 1/31/2026	\$10,000.00
• Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....	\$5,000.00
• Delinquent Assessments.....	\$6,969.39
• Prepaid Assessments.....	\$3,001.42

MOTION: To approve the January and February 2024 financials as submitted. **Motion made by Joseph, Jerry seconded and motion passed all in favor.**

- **Architectural Review Committee**
 - No requests at this time.
- **Manager Report**
 - This item was provided for review.

OLD BUSINESS

- **Wall Repair on Colossal Cave Rd- Discussion**
 - President, Jerry, advised that in the week following this meeting, he has scheduled two people to provide estimates on the wall. No further action at this time.
- **Repainting of the Ramadas- Discussion**
 - President, Jerry, advised that we can move forward with this project. Jerry provided estimate of \$1500 to remove rust, seal, and paint the ramadas.

Motion: To approve the repainting of the ramadas for \$1500. Funds to come from the Reserves. **Motion made by Jerry, Joseph seconded and motion passed all in favor**

- **Repainting of Homes- Discussion**
 - President Jerry, advised that in two weeks he plans to go through the neighborhood to check off homes in the neighborhood that need paint work. Jerry will provide a list of homes who need paint to Alexis and she will send notification to those homes. Homeowners will have 90 days to complete the work

NEW BUSINESS

- **Ratify CPA Approval- Larry Recker, CPA**
 - Discussion ensued regarding the tax services and who will perform tax services. Alexis to provide further information in the days following this meeting regarding the status of the taxes with Larry Recker. Butler Hanson recommended by Joseph to perform tax filing.

Motion: To use Butler Hanson to perform the income tax filing. **Motion made by Joseph, Jerry Seconded and motion passed all in favor.**

NEXT MEETING: The next Board of Directors meeting is June 26, 2024 at 6:00PM via Virtual Meeting with Webex.

ADJOURNMENT: The meeting adjourned at 6:25PM.

EXECUTIVE SESSION TO FOLLOW

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): (1) legal advice; (3) personal health or financial information of an owner/member, employee, etc.