

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

**Date:** November 20, 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 6:05PM

## **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 August 7, 2024 Board of Directors Meeting minutes as submitted:  
**Motion made by Joseph, seconded by Jerry and motion passed all in favor**

## **HOMEOWNER INPUT**

Homeowners Present: Jim and Regina Crawford

## **OFFICERS' REPORTS**

- President's Report
  - No Report

- Treasurer's Report

**Financial Report for the period ending August 2024:**

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

**Financial Report for the period ending September 2024:**

• 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:**

• 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 August through October 2024 financials as submitted.

**Motion made by Joseph, seconded by Jerry and motion passed all in favor.**

- Architectural Review Committee
  - No ARC requests at the time of this meeting.
- Manager's Report
  - This item was provided for review.

**OLD BUSINESS**

- No old business discussion ensued.

## **NEW BUSINESS**

- 2025 Budget-Discussion
  - Joseph touched on the budget with and without assessment increases.
  - Joseph explained that we can renegotiate costs including the landscaping contract and CCM Contracts.
  - The Board would like to see about renegotiating the landscape contract's workman hours to see if they will come down with the price before we go out to bid.
  - He explained the increase in the landscaping contract and would like to possibly go out for bid to smaller companies.
  - Joseph to create a proposal to negotiate with Complete Landscaping to lower costs.
- CPA Approval
  - General Discussion ensued regarding the choice of CPA and services.

**MOTION:** To have Larry Recker perform the tax preparation only and no compilation or review for \$250. **Motion made by Joseph, seconded by Jerry, Motion passed all in favor.**

- CTA-Discussion
  - General discussion ensued regarding the Corporate Transparency Act.
  - The Board confirmed that they have submitted their FinCen IDs.
  - Joseph is to send his and Scott's FinCen IDs for filing.
  - No further discussion was held.
- Vantaca Information
  - Management explained what Vantaca is and how it will improve communications between management, the Board, and the homeowners.
  - No further discussion took place.
- Projects for 2025
  - No discussion took place for this item.

**NEXT MEETING:** The next meeting's time, date, and location will be determined at a later date in 2025.

**ADJOURNMENT:** The meeting adjourned at 6:46PM.

## **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.