

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

**Date:** February 19, 2025  
**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 3-5)

**MOTION:** To approve November 20, 2024 Board of Directors Meeting minutes.

## REPORTS

- President Report
- Treasurer Report

### Financial Report for the period ending November 2024: (Pages 6-10)

• Bank Balance.....	\$18,590.50
• Reserve Balance.....	\$7,108.34
• Reserve-Alliance Bank 6M APY 4.25% 01/31/2025.....	\$5,176.10
• Reserve-Alliance Bank 12M APY 4.50% 1/31/2025.....	\$10,372.39
• Reserve-Alliance Bank 24M APY 4.25% 1/31/2026 .....	\$10,352.07
• Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....	\$5,165.67
• Delinquent Assessments.....	\$9,025.44
• Prepaid Assessments.....	\$1,931.32

**Financial Report for the period ending December 2024: (Pages 11-15)**

• Bank Balance.....	\$20,622.78
• Reserve Balance.....	\$7,129.86
• Reserve-Alliance Bank 6M APY 4.25% 07/31/2024.....	\$5,194.43
• Reserve-Alliance Bank 12M APY 4.50% 1/31/2025.....	\$10,411.14
• Reserve-Alliance Bank 24M APY 4.25% 1/31/2026 .....	\$10,388.66
• Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....	\$5,182.82
• Delinquent Assessments.....	\$8,835.82
• Prepaid Assessments.....	\$5,487.31

**MOTION:** To approve the financial reports for November and December 2024 as submitted.

- Architectural Review Committee
  - Lot 22-
    - Wall Extension-Approved
    - Shed Addition- Denied
  - Lot 1-
    - Gazebo in Backyard-Approved
  - Lot 63-
    - Gate Repair-Approved
  - Lot 31-
    - Vigas and Pavers- Approved
  
- Manager Report (**Page 16**)

**NEW BUSINESS**

- Vantaca- Questions and answers
- Association Contracts-Discussion
- CCM President’s Message (**Page 17**)
- Projects/Updates for 2025

**NEXT MEETING**

The next meeting is tentatively scheduled for April 16, 2025 at 6:00 PM via Webex Virtual Meeting.

**ADJOURNMENT**

**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.