

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

Date: November 5, 2025
Time: 6:00PM
Location: Virtual Meeting via Webex Meeting

Meeting link:

<https://caddencommunitymanagement-194.webex.com/meet/aenos>

Meeting number:

2309 180 4732

Join by phone:

+1-650-479-3208 Toll
Access code: 23091804732

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 July 16, 2025 Board of Directors Meeting minutes.

HOMEOWNER INPUT

REPORTS

- President Report
- Treasurer Report

Financial Report for the period ending July 2025: (Pages 6-13)

• Bank Balance.....	\$23,954.05
• Reserve Balance.....	\$12,108.02
• Reserve-Alliance Bank 6M APY 4.25% 1/31/2026.....	\$5,315.25
• Reserve-Alliance Bank 12M APY 4.50% 1/31/2026.....	\$10,650.18
• Reserve-Alliance Bank 24M APY 4.25% 1/31/2026	\$10,643.08
• Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....	\$5,302.37
• Delinquent Assessments.....	\$1,848.54
• Prepaid Assessments.....	\$3,385.87

Financial Report for the period ending August 2025: (Pages 14-21)

• Bank Balance.....	\$22,287.61
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The Estates at Cienega Creek Preserve Community Association
Board of Directors Meeting Agenda
November 5, 2025

- Reserve Balance.....\$12,819.60
- Reserve-Alliance Bank 6M APY 4.25% 1/31/2026.....\$5,332.13
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2026.....\$10,684.82
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026\$10,680.80
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,320.07
- Delinquent Assessments.....\$1,329.23
- Prepaid Assessments.....\$3,535.87

Financial Report for the period ending September 2025: (Pages 22-29)

- Bank Balance.....\$23,592.12
- Reserve Balance.....\$12,821.18
- Reserve-Alliance Bank 6M APY 4.25% 1/31/2026.....\$5,348.52
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2026.....\$10,718.46
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026\$10,717.43
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,337.26
- Delinquent Assessments.....\$869.40
- Prepaid Assessments.....\$5,904.15

MOTION: To approve the financial reports for July through September 2025 as submitted.

- Architectural Review Committee
 - Lot 22/Security Door Installation
- Manager Report (**Page 30**)

OLD BUSINESS

- Prospective Garbage Proposals-Update

NEW BUSINESS

- 2026 Budget-Discussion (**Page 31**)

MOTION: To approve the proposed 2026 Operating Budget

- CPA for 2025 Taxes
 - CPA Price List Attached (**Page 32**)

MOTION: To approve _____ to perform the 2025 Taxes and a Compilation/Review/Audit.

- Board Meeting Dates for 2026

NEXT MEETING

The next meeting will be scheduled for January 2026.

ADJOURNMENT

MOTION: To adjourn the Board of Directors Meeting.

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.