

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

Date: February 19, 2025
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 6:06

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 November 20, 2024 Board of Directors Meeting minutes as submitted:
Motion made by Jerry, seconded by Joseph and motion passed all in favor

HOMEOWNER INPUT

Homeowners Present: Nick Roth

- General discussion ensued regarding the 2025 budget.
- Nick asked if there is a limit to the reserve balance amounts and he asked why the amount continues to grow with no visible transfers.
- Joseph explained (Check recording)

- Nick questions the ARC committee regarding replacement windows on his home.
- Jerry advised that Nick send in an ARC form for his windows when he is ready and he went into detail about what the Committee looks for when they are reviewing the requests.
- No further discussion was held.

OFFICERS' REPORTS

- President's Report
 - No Report
- Treasurer's 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 November and December 2024 financials as submitted.

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

- 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's Report
 - This item was provided for review.

OLD BUSINESS

- No old business discussion ensued.

NEW BUSINESS

- Vantaca- Questions and answers
 - Jerry asked about the homeowner portal and if Cadden has sent any notification about the portal now being live.
 - Management will get further information and flyers regarding the Cadden portal notification.
 - No further discussion ensued.
- Association Contracts-Discussion
 - Management explained their efforts in requesting more insurance
- CCM President's Message (**Page 17**)
 - No further discussion
- Projects/Updates for 2025
 - No further discussion ensued.

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

ADJOURNMENT: The meeting adjourned at 6:29 PM.

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.