The Estates at Cienega Creek Preserve Community Association

Board of Directors Meeting Agenda

Date: July 29, 2026
Time: Immediately following the Executive session meeting
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:	Scott Grissett, President
	Jerry Sarkozi, Vice President
	Vacant, 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.

HOMEOWNER INPUT

MEETING MINUTES
MOTION: To approve the April 29, 2026, Board of Directors Meeting Minutes. **(Pages 4-6)**

EXECUTIVE ITEMS TO BE MOTIONED
MOTION: To approve the April 29, 2026, Executive Meeting Notes.
MOTION: To move forward in the delinquency process per the attorney's suggestions received for account ending in 578.

REPORTS

- President Report
- Treasurer Report

Financial Report for the period ending April 2026

- Bank Balance……………………………………………………………………………………..$24,064.36
- Reserve Balance………………………………………………………………………….…...$13,216.41

- Reserve-Alliance Bank 6M APY 4.25% 7/31/2026……………………………….$5,461.94
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2027……………………………$10,942.41
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2028 ……………………………$10,942.25
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027……………………………….$5,460.32
- Delinquent Assessments…………………………………………………………………..$764.87
- Prepaid Assessments…………………………………………………………………….$3,406.24

Financial Report for the period ending May 2026

- Bank Balance…………………………………………………………………………….$22,596.30
- Reserve Balance………………………………………………………………………...$13,218.41
- Reserve-Alliance Bank 6M APY 4.25% 7/31/2026……………………………….$5,477.95
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2027……………………………$10,972.15
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2028 ……………………………$10,967.90
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027……………………………….$5,478.55
- Delinquent Assessments…………………………………………………………………..$697.87
- Prepaid Assessments…………………………………………………………………….$3,535.74

Financial Report for the period ending June 2026: (Pages 7-13)

- Bank Balance…………………………………………………………………………….$23,568.17
- Reserve Balance………………………………………………………………………...$13,220.04
- Reserve-Alliance Bank 6M APY 4.25% 7/31/2026……………………………….$5,493.48
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2027……………………………$11,001.01
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2028 ……………………………$10,992.78
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027……………………………….$5,496.25
- Delinquent Assessments…………………………………………………………………..$579.36
- Prepaid Assessments…………………………………………………………………….$5,973.98

MOTION: To approve the financial reports for April through June 2026 as submitted.

- Architectural Review Committee
  - Pool House ARC- Approved
  - Progress Updates
    - Pool House Construction
    - Guest House Construction

- Manager Report **(Page 14)**

NEW BUSINESS

- Resolutions- Approver Delegations
  - Agenda Approver **(Page 15)**

MOTION: To approve a Board member to be delegated the responsibility to approve the Board meeting agendas.

  - Maintenance Expense Authorizer **(Pages 16-17)**

MOTION: To approve a Board member to be delegated the responsibility to approve maintenance expenses, not exceeding a monetary threshold set by the Board.

- President's Message- Arizona Executive Meeting Ruling **(Pages 18-19)**

- Association Website Domain- Discussion
    - Bid for a charge of $6 a month for the website domain

MOTION: To approve the bid from the Webmaster to charge $6 a month for the website domain.

- CD Maturing- Discussion

MOTION: To approve to roll the maturing CD of 7/31/2026 over into a new rate that the Board agrees upon.

- Landscape Debris in the Common Areas- Discussion
- Community Updates

NEXT MEETING

The next meeting is scheduled for September 23 2026, following the Executive Board session via WebEx Virtual Meetings.

ADJOURNMENT

EXECUTIVE SESSION WAS HELD FOR THE FOLLOWING REASONS

In accordance with A.R.S. 33-1804(C) for planned communities or A.R.S. 33-1248(C) Condominiums,) the Board of Directors conducted an Executive Session immediately prior to this open meeting for the following reason(s): (3) personal health or financial information of an owner/member, employee, etc.;(5) owner/member appeal or penalty.