

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

Date: January 14, 2026
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: Scott Grissett, President
Jerry Sarkozi, 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 5, 2025 Board of Directors Meeting minutes.

HOMEOWNER INPUT

REPORTS

- President Report
- Treasurer Report

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

- Bank Balance.....\$23,507.50
- Reserve Balance.....\$13,021.01
- Reserve-Alliance Bank 6M APY 4.25% 1/31/2026.....\$5,365.51
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2026.....\$10,753.32
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026\$10,755.42
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,355.08
- Delinquent Assessments.....\$1,231.27
- Prepaid Assessments.....\$2,618.30

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

- Bank Balance.....\$21,935.11
- Reserve Balance.....\$13,022.59

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Board of Directors Meeting Agenda
January 14, 2026

- Reserve-Alliance Bank 6M APY 4.25% 1/31/2026.....\$5,382.01
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2026.....\$10,787.17
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026\$10,792.31
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,372.38
- Delinquent Assessments.....\$951.86
- Prepaid Assessments.....\$2,798.30

MOTION: To approve the financial reports for October and November 2025 as submitted.

- Architectural Review Committee
 - Lot 63/14374 E Madrona Station- Guest House in backyard
 - Request for Additional information was requested
 - Lot 61/14350 E Madrona Station- Pool in backyard
 - Request for Additional information was requested
- Manager Report (**Page 22**)

OLD BUSINESS

- 2026 Budget-Discussion (**Page 23**)

MOTION: To approve the proposed 2026 Operating Budget

- CPA for 2025 Taxes
 - CPA Price List Attached (**Page 24**)

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

NEW BUSINESS

- Treasurer Resignation- Joseph Dragun-Bianchi
- January 31, 2026 CD Mature- Discussion
 - CD Rates (**Page 25**)
- Association Goals for 2026

NEXT MEETING

The next meeting will be scheduled during this meeting.

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.