

The Estates at Cienega Creek Preserve Community Association

Board of Directors Meeting Minutes

Date: July 29, 2026
Time: Immediately following the Executive Session
Location: Virtual Meeting by WebEx

CALL TO ORDER

The meeting was called to order at 6:26 PM

ROLL CALL

Board Present: Scott Grissett - President
Jerry Sarkozi - Vice President
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/NOTES

MOTION: To approve the April 29, 2026 Board of Directors Meeting minutes as submitted.

Motion made, seconded and passed unanimously.

MOTION: To approve the April 29, 2026 Board of Executive session notes as submitted.

Motion made, seconded and passed unanimously.

EXECUTIVE MEETING ITEMS TO BE MOTIONED

- Collection Process of Account ending in 578 on the Executive Agenda

MOTION: To move forward with the considerations made regarding the collection attorney for account ending in 578. **Motion made by Scott, seconded by Jerry, and passed unanimously.**

OFFICERS' REPORTS

- **President's Report:**
 - No report
- **Treasurer's Report**
 - No 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

The Estates at Cienega Creek Preserve Homeowners Association

Board of Directors Meeting Minutes

July 29, 2026

- 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

- 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 April through June 2026 financials as submitted. **Motion made by Jerry, seconded by Scott, and passed unanimously.**

- Architectural Committee
 - Jerry, ARC Chair, requested an update on one of the additions that was approved.
 - Management will follow up outside of the meeting with the homeowner.
- Manager Report
 - This item was provided for review.

NEW BUSINESS

- Resolutions- Approver Delegations
 - Agenda Approver
 - Management gave further clarification on what this resolution entails.

MOTION: To approve the President and Vice President to be delegated the responsibility to approve the Board meeting agendas. **Motion made by Scott, Seconded by Jerry, and passed unanimously**

- Maintenance Expense Authorizer
 - Management gave further clarification on what this resolution entails and provided suggestions regarding the thresholds.
 - The Board suggested an emergency threshold along with the general expense threshold.

MOTION: To approve both the President and Vice President to be delegated the responsibility to approve maintenance expenses, not exceeding a monetary threshold of \$1,000 for general expenses and an emergency threshold of \$2,500. **Motion made by Scott, Seconded by Jerry, and passed unanimously.**

- President's Message- Arizona Executive Meeting Ruling
 - This item was acknowledged but there was no additional discussion.
- Association Website Domain- Discussion
 - Bid for a charge of \$6 a month for the website domain
 - No further discussion was held.

MOTION: To approve the bid from the Webmaster to charge \$6 a month for the website domain. **Motion made by Scott, Seconded by Jerry, and passed unanimously.**

- CD Maturing- Discussion

MOTION: To approve to roll the maturing CD of 7/31/2026 over into a new rate with Alliance Bank. **Motion made by Scott, Seconded by Jerry, and passed unanimously.**

- Landscape Debris in the Common Areas- Discussion
 - Jerry would like to see the trash and debris that has been blown into the community cleaned up by Complete Landscaping.
 - Management will notify Complete of the debris, the dead trees on Heartbreak Ridge and the downed tree and the entrance of the community.
 - Jerry also mentioned that Complete should be notified of the wash maintenance on Wrong Peak.
- Community Updates
 - No further discussion was held.

NEXT MEETING

The next Board of Directors meeting is Wednesday, September 23, 2026, at 6:00 PM via Virtual meeting by WebEx.

ADJOURNMENT:

MOTION: To adjourn the Board of Directors meeting at 7:03 PM. **Motion made by Jerry, seconded by Scott, and passed unanimously.**