

The Estates at Cienega Creek Preserve Community Association

Board of Directors Meeting Minutes

Date: April 29, 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

The meeting was called to order at 6:02 PM

ROLL CALL

Board Present: Scott Grissett, President
Jerry Sarkozi, Vice President
Vacant, Treasurer/Secretary

Management

Representative: Alexis Enos - Cadden Community Management

Minute Taker: Alexis Enos - Cadden Community Management

QUORUM (Requirement is two (2) director) A quorum was present to conduct the Board of Directors meeting.

MEETING MINUTES

MOTION: To approve the January 14, 2026 Board of Directors Meeting Minutes.

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

HOMEOWNER INPUT

Susan Bohein was present at this meeting.

REPORTS

- President Report
 - No Report
- Treasurer Report
 - Jerry read off the March actuals. No further report was given.

Financial Report for the period ending December 2025

- Bank Balance.....\$23,956.32
- Reserve Balance.....\$13,024.25
- Reserve-Alliance Bank 6M APY 4.25% 1/31/2026.....\$5,399.10

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- Reserve-Alliance Bank 12M APY 4.50% 1/31/2026.....\$10,822.26
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026\$10,830.56
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,390.32
- Delinquent Assessments.....\$832.32
- Prepaid Assessments.....\$6,314.79

Financial Report for the period ending January 2026

- Bank Balance.....\$24,990.73
- Reserve Balance.....\$13,118.92
- Reserve-Alliance Bank 6M APY 4.25% 1/31/2026.....\$5,416.25
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2026.....\$10,857.47
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026\$10,868.94
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,408.32
- Delinquent Assessments.....\$1,197.21
- Prepaid Assessments.....\$3,738.80

Financial Report for the period ending February 2026

- Bank Balance.....\$24,665.25
- Reserve Balance.....\$13,120.43
- Reserve-Alliance Bank 6M APY 4.25% 7/31/2026.....\$5,430.58
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2027.....\$10,884.12
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2028\$10,891.95
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,424.63
- Delinquent Assessments.....\$571.18
- Prepaid Assessments.....\$4,414.05

Financial Report for the period ending March 2026

- Bank Balance.....\$24,486.56
- Reserve Balance.....\$13,122.10
- Reserve-Alliance Bank 6M APY 4.25% 7/31/2026.....\$5,446.50
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2027.....\$10,913.70
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2028.....\$10,917.48
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027.....\$5,442.74
- Delinquent Assessments.....\$447.86
- Prepaid Assessments.....\$6,846.98

MOTION: To approve the financial reports for December 2025 through March 2026 as submitted. **Motion made by Jerry, seconded by Scott, and passed all in favor.**

- Architectural Review Committee
 - Lot 63/14374 E Madrona Station- Guest House in backyard
 - Approved, inspection scheduled.
 - The Board discussed the inspection schedule. The 1st inspection will be scheduled when the walls have been completed, and the 2nd will be once the stucco has been applied.
- Manager Report
 - This item was provided for review.

OLD BUSINESS

- Treasurer Search- Discussion
 - Verbiage
 - Postcards and broadcast email to be sent to request candidates for a new treasurer.
- Ratify the Action in Lieu
 - Action in Lieu performed for the renewal of the 2026-2027 Insurance Policy.

MOTION: To approve the Action in Lieu of the renewal of the 2026-2027 Insurance Policy.

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

NEW BUSINESS

- Community Updates
 - Jerry advised that painters should be out following this meeting to assess the ramadas that need paint.
 - Jerry also advised that he and another homeowner will walk the community to review the homes that need paint retouching.

NEXT MEETING

The next meeting is scheduled for July 22, 2026, at 6:00PM via WebEx Virtual Meetings.

ADJOURNMENT

Meeting was adjourned at 6:18 PM.

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.

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