



**Annual Board Meeting Minutes
Scottsdale Ranch Community Center
Monday, January 22, 2024 at 5 pm**

BOARD MEMBERS PRESENT: Tom Krebs, Paula Hoff, Ginny Bertoncino, Debby Castro, Kathy Hippensteel

HOMEOWNERS PRESENT: Ed and Maureen Burke, Susan McBride, Randy and Frieda Vogel, Mike Wolf, Shirley and Dennis Ekvall, Jim Bertoncino, John Hippensteel, Leslye Lebakken, Pat and John Good, Dale and Maggie Skjerping, Romane Roman, JD, Katy and Amy Ogles, Laura and Mike Zoretich, Carmen Padgett, Douglas and Camilla Clark, Trish Wimpy, John and Patty Dempsey, Alison Yellon and Marty Avers, Gregg Schindel, Mike Wolfe

CALL TO ORDER: The meeting was called to order by Casa del Cielo Board President Tom Krebs at 5:02 pm. He welcomed everyone to the Annual Meeting and invited residents to save their questions for the Homeowners Form at the end.

APPROVAL OF MINUTES: Minutes of the December meeting were approved via email and are posted on the website at www.casadelcieloscottsdale.com.

COMMITTEE REPORTS:

Finance

Paula Hoff, Treasurer, noted that the Financials were not received in time to review before the annual meeting and will be reviewed and approved at a later date by the board—once the board has had a chance to look at them. A reserve study has been done and it was noted that we have a surplus of \$2,000. She has enjoyed being our treasurer this past year.

Architectural

Tom Krebs, ACC Chair reported that there are no outstanding issues concerning the ACC.

Pool

Leslye Lebakken, Pool Co-Chair, followed up with an explanation of the requested increase for Maria Chavez, who cleans the pool area. Currently, her crew is paid \$70 and is requesting \$100 per cleaning. She has a crew of three including herself and the area is cleaned in 30 -60 minutes, depending on the needs. Cleaning is done once per week. The board was provided with written details of her services. It was requested that residents be notified to follow the rules and clean up after themselves. Also, if the lights do not come on at night, please notify the board so they can be repaired as soon as possible as required by the county. Help was requested to serve on the Pool Committee and to let her know if you're interested. **Paula Hoff motioned that Maria Chavez/ Pool Cleaning Service receive \$100 per cleaning effective immediately. Debby Castro 2nd. Motion carried.**

Landscape

Randy Vogel, Landscape Chair, reported that Desert Villa Landscape is our landscaping contractor. The base contract will remain the same as 2023, however, supplies have increased between 7 – 12%. Landscape services include: weekly lawn cuts, front areas blown, overseeding winter lawns, fertilizing, weed spraying, trimming shrubs, common areas, sprinkler checks, tree trimming, tree removals, planting of shrubs, trees, and seasonal flowers. There were bee removals at three locations. Sprinklers are checked regularly. One breaker was replaced and two valves and three main lines were repaired or replaced. Subcontractors used for specific services include Carter Weed Control, ABC Water Works, Punch Honey Bee Removal, Ventura Landscape and Trees, and Tree Doctor. Reminder Olive Trees will be sprayed on January 31st. A new addition this year includes a possible seasonal color bed at the pool area. Residents are reminded to please use the landscape change form found on the website for any front yard changes. Changes must be approved by the Landscape/ACC Committee.

Social Committee

Ginny Bertoncino, Social Committee Chair, thanked residents for being at the annual meeting and for participating in the Chili Cookoff. She noted that Shirley Ekvall started the cookoff and it's been very successful. The Social Committee organizes many events throughout the year and only two people serve on the committee. They could use more help. Please let her know if you can help. She thanked Randy and Frieda for helping to hang the community decorations.

Communications

Kathy Hippensteel, Secretary/Communications Chair reported information went out about the Neighborhood Watch Crime Prevention Presentation on January 25th and hopefully, some residents will be attending. She could use help also if anyone is interested in helping with the Website.

President's Report

Tom Krebs, HOA President, reported that this is his last meeting as HOA President and ACC Chair. He thanked the board for all their support and noted that we are the only self-managed HOA in Scottsdale Ranch. It's because of the volunteers that we're able to maintain low HOA dues. If you're thinking about volunteering, please let us know. He has met some nice people and help is very much appreciated.

OLD BUSINESS

No old business to report.

NEW BUSINESS

Nomination Committee—Thank you to Frieda Vogel and Diana Love for all their help on the committee. The votes were counted and Kathy Hippensteel and Mike Zoretich were voted to serve on the Casa del Cielo Board of Directors for a three-year term from 2024 through 2026.

HOMEOWNERS FORUM

Leslye Lebakken asked about the new keys to the Kitchen and recommended one board member control who gets the keys. It will be discussed further when the board meets next in February.

Randy Vogel mentioned that the heater at the pool is not working and that it needs checked.

New residents were asked to introduce themselves. They include Susan McBride and JD, Katy, and Amy Ogles. The board welcomed them to Casa del Cielo.

The meeting adjourned at 5:28 pm.