



Board Meeting Minutes

Location: CdC Pool Ramada

December 20, 2021

BOARD MEMBERS PRESENT: Randy Vogel, Nadine White, Tom Krebs, Diana Love, Kathy Hippensteel

OTHERS PRESENT: Marcia Cherry, Shirley Ekvall, Leslye Lebakken, Oda Lomax, Gordon Minier, Carmen Padgett, Kris Richter Frieda Vogel, Dave White

CALL TO ORDER: The meeting was called to order at 5 pm by HOA President Randy Vogel

APPROVAL OF MINUTES: November minutes were previously approved by the board via email.

COMMITTEE REPORTS:

Finance

Tom Krebs, ACC/Treasurer, reported that the November financials look better than a year ago and recommended they be approved. Randy Vogel confirmed that \$13,636 for the cost of the mailboxes will be coming out reserves. **Diana made a motion to approved the November financial, 2nd by Nadine White. Motion carried.**

Architectural

Tom Krebs, Architectural Control Chair (ACC), welcomed Marcia Cherry (replacing Bob Bernstein) to the Architectural committee. Marcia has already gone on one inspection. The mailbox installation went very well and most residents have received their keys. Tom noted that the mailboxes were not lined up with the concrete pad as good as expected and he is going to see what can be done to fix it. To date, a bill has not been received by Express Mailbox. There will be a 15% refund on the pads.

Pool

Leslye Lebakken, Co-Chair of the Pool Committee reported that the pool and spa were acid washed and turned out better than expected. In January, she is ordering new rail covers for the pool and spa. Janitorial service for the pool area will be going up \$20 more per service.

Landscape

Randy Vogel, Landscape Chair, reported that a main water line broke and has been repaired. Two trees are scheduled to come out in January that have died and are an eyesore in the community. A new contract has been signed with Desert Villa Landscape. Vogel noted that the cost of landscape supplies, labor, tree trimming, etc. all went up—almost double.

Social

Shirley Ekvall, Social Committee reported that the pool socials have been going well, but there is not a lot of large groupings at this time. It was noted to put information about the social gatherings in the newsletter and signs at the entrances for those who don't drive by the pool regularly. Nadine White asked about providing more/nicer Christmas decorations at the entrances and around the community. White is going to get pricing and report back.

Communication

Kathy Hippensteel, Communications, reported she is working on the December newsletter and has been making updates on the website. It was requested she include clarification on where to send HOA payments, detail on social events and budget

details. Hippensteel will follow up with Gisele at Integrity First Property Management to see if she has all residents' email addresses. Hippensteel will look into a solution that will help answer many standard questions for residents.

PRESIDENT'S REPORT

Randy Vogel, President, reported that his term is up as president and will be stepping down in January. COVID made it a long year, and he thanked the board for all their help. He will still be available to help with landscaping needs.

OLD BUSINESS

Mailboxes—Vogel reported most all the mailbox keys have been distributed to residents except for two. Residents seem to be happy with the new mailboxes. He thanked all those helping on that project.

NEW BUSINESS

Nominating Committee—Diana Love reported that there is one open position on the board that gets voted on and counted at the Annual Meeting on January 31, 2022. Two residents have expressed an interest in running for the board. They are: Debbie Castro and Jon Blazak. Ballots are scheduled to be printed January 3, hand delivered or mailed to residents January 10, the deadline to return mail ballots is January 21 or can be brought to the Annual Meeting to be counted. Instructions on returning the ballots will be included when they are sent out.

Character Study—Having a Character Study done for Casa del Cielo was approved at the last meeting. A character study would help with architectural design elements that residents can view online, gather ideas and decide on updates or changes to their home that have already been approved. Richard Graff Consulting, LLC will begin February 2022, which requires Mr. Graff to walk through our community taking various photos of the exterior of homes. Any resident not wanting their home photographed, please let us know by emailing casadelcieloscottsdale@gmail.com.

Annual Meeting is reserved at the Scottsdale Ranch Community Center for January 31, 2022 from 6 – 8 pm. More information to follow.

Neighborhood Block Watch— TBD in 2022

HOMEOWNERS FORUM:

There was discussion as to going out to bid for landscaping and the role of our property management company. It was noted that we're the only self-managed HOA in Scottsdale Ranch. Our HOA fee is one of the lowest for all that is included partly because we are a volunteer board.

Meeting adjourned at 5:56 pm.

Next Meeting: Annual Meeting 1/31/22

Respectfully submitted,

Kathy Hippensteel