



Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

March 28, 2022

BOARD MEMBERS PRESENT: Nadine White, Tom Krebs, Diana Love, Debbie Castro, Kathy Hippensteel

OTHERS PRESENT: Marcia Cherry, Leslye Lebakkan, Gordon Minier, Jim & Kathy Moran, Patricia Rennert, Randy Vogel, Mike Wolfe

CALL TO ORDER: The meeting was called to order at 5 pm by CdC HOA President Nadine White

APPROVAL OF MINUTES: February minutes were approved via email.

COMMITTEE REPORTS:

Finance

Diana Love, Treasurer, reported that she talked with Jon Blazak on the Finance Committee. He is unable to make the board meetings because of the day/time and to consider a later time or move to a different day. Both reviewed the 2018 Reserve Study online and suggest the board review the current Review Study and consider whether some items should be increased due to inflation. T. Krebs noted CdC financials get audited every year and to check with First Integrity Property Management regarding the Reserve Study. Diana recommended the financials be approved. **T. Krebs motioned to approved the financials, N. White 2nd, Motion approved.**

Architectural (ACC)

Tom Krebs, Architectural Control Chair (ACC), presented a new Garage Door Policy and a new Front Door Standard for board approval.

Garage Door Policy (Entire policy can be reviewed at www.casadelcieloscottsdale.com)

Garage doors should be constructed of steel or aluminum. Garage doors must match one of the already approved designs. All garage doors must be painted to match the home's base or trim color, if trim color is not too dark. The color must be from the approved Scottsdale Ranch color palette for homes in Casa del Cielo. **D. Castro motioned to accept the new garage door policy, D. Love 2nd, Motion approved.**

Front Door Standards Policy (Entire policy can be reviewed at www.casadelcieloscottsdale.com)

Doors should be of solid, high-quality construction, finished in a color or wood stain on the currently approved paint palette. All glass or mostly glass doors do not fit the architectural look and feel of Casa del Cielo at this time. The ACC will not approve wood or wood looking doors with any outsized or exaggerated ornamental design or with glass exceeding 25% of the total door area. **K. Hippensteel motioned to accept the new front door policy, D. Castro 2nd, Motion approved.**

Pool

Leslye Lebakken, Co-Chair of the Pool Committee reported she purchased new cleaning supplies and a new kitchen faucet for the pool area. The new heater on the pool failed this past weekend due to corrosion on the heater anode, which affected the temperature of the pool. McCallum, our pool service company, repaired the heater with a new anode, which was under warranty. McCallum recommended installing a better quality anode for \$580, however, the board agreed to continue with the current, newly replaced anode system and reconsider upgrading if it breaks again.

Landscape

Randy Vogel, Landscape Chair, reported that the Backflow Valves are being tested by a Certified Technician which is done once a year. He is in the process of getting bids to have the Eucalyptus trees trimmed. Landscapers will spray pre-emergent in April which will help keep the weeds out of the lawns and palm trees will get trimmed in June timeframe.

Social

Leslye Lebakken reported on behalf of Shirley Ekvall, Social Chair. There will be another community social on Thursday, April 7th and possibly another one after that. If residents would like to be notified of social events, please email Shirley Ekvall at cdcsocial19@gmail.com. Discussion was held about placing Aframe signs at the entrances so all residents can be made aware of social events. There was concern about non-residents assuming they could attend. It was tabled for later discussion.

Communication

Kathy Hippensteel, Communications, reported that she and Diana Love attended the Short-Term Rental presentation hosted by Scottsdale Ranch. The city of Scottsdale provided a Short-Term Rental Report in which several initiatives were adopted to enforce city ordinances, which she will forward a copy to board members. It was suggested at the presentation for HOAs to have a position that can monitor rentals within their community. Hippensteel reported she developed a job description for a position that would help with architectural applications, home sales, and monitor rentals which she will send to the board for review and discussion at the next meeting.

PRESIDENT'S REPORT

Nadine White, President, discussed the option to have the Neighborhood Watch presenter come to the next board meeting to further explore the Neighborhood Watch program. She suggested breaking down the community in groups/homes of 25 and having a Captain and/or subcommittees. The kick-off could coincide with the city of Scottsdale's G.A.I.N. (Getting Arizona Involved in Neighborhoods) program scheduled for Saturday, October 15, 2022. K. Hippensteel mentioned she has a list of residents interested in helping with Neighborhood Watch that she will give to Nadine White.

OLD BUSINESS

Character Study – no report.

NEW BUSINESS

Neighborhood Watch— (See President's Report)

HOMEOWNERS FORUM: Suggestion was made to gather a group of volunteers who would like to help stencil addresses on curbs which is recommended to have by the Fire Dept. There was concern of the 25 mph speed limit being too high in the community with several blind corners, and if the signs can be changed. N. White suggested talking to the Neighborhood Watch Coordinator to see if that can be done.

Meeting adjourned at 5:59 pm

Next Meeting: Monday, April 25th 5 pm at the pool

Respectfully submitted,

Kathy Hippensteel