

CASA DEL CIELO HOA BOARD MEETING

December 10, 2017

PRESENT: Barry Bader, Debra Castro, Doug Clark, Hilda Banyon

ABSENT: Bob Bernstein

ALSO PRESENT: Randy Vogel, Ron & Leslye Lebakken Dave White, Gordy Minier, Romane Roman, Diana Love

CALL TO ORDER by President Bader at 10:35 a.m.

November minutes were not transmitted with Board Packet.

Motion by Bader, Second by Castro to appoint Doug Clark to Board member & Treasurer to fulfill term of Vicki Spellman (Lisa Schabloski) which expires on Dec 31, 2017. **Motion carried.**

FINANCE: Doug Clark presented November financials highlighting over/under budget line items. We are still waiting for the 2016 financial review to be completed and it is expected this week. The 2018 Operating Budget was presented to the Board for final discussion.

Motion by Clark, Second by Bader to approval. Motion carried.

POOL: Leslye Lebakken reported that a new cleaning company has been hired and will be cleaning on the 2nd and 4th Fridays of the month. Leslye will secure an Insurance Certificate from the new company for our files. Leslye has a supply of pool keys on hand should anyone lose theirs. There will be a minimal charge for replacement key. Lights are now working on a slow rotation basis. The toilet paper holders and towel holders are broken in the bathrooms and need replacing. The NO GLASS POLICY enforcement continues to be an issue. Signs have been placed on the trash receptacles and yet, people are still putting glass in them. If an Inspector finds glass on the pool premises, our pool privileges could be terminated.

Bader thanked Lebakken's for cleaning the pool area for the past several months in the absence of cleaning company.

LANDSCAPE: Randy Vogel reported that the Tree Policy is being reviewed and rewritten. This will be made available soon. Artificial turf is still being discussed but has been tabled until summer and will be looked at again at that time. The contract with Desert Villa has been signed by both parties and is in place. Vogel presented proposals from several companies for handling dog waste clean-up. Discussion took place with input from homeowners in attendance. One comment was to have Desert Landscaping handle the clean-up. Vogel indicated that he doesn't think it's a good idea to start having residents complaining to Mauricio and his crew. There was also mention that people are dropping the dog waste into the pool trash receptacles. Bader asked Lebakken if better signage can be posted. After considerable discussion, **Bader moved that we hire Pet Butler for a 3 month trial period – costing around \$450 per month (total \$1350) starting Jan 1 – to determine if this will take care of the problem. No second. Motion failed.** Vogel will check to see if Scottsdale Ranch will install "doggie stations" in CdC and report at next month's meeting.

President Bader tabled further discussion for another month.

ACC: Randy Vogel reporting for the ACC Committee indicated that recently the ACC and Landscape Committees have been meeting jointly and will continue to do so going forward. Issues to be addressed are: Garage doors,

holiday lighting/decorations. Currently, a complaint regarding the residence at 10061 E San Salvador is being handled by the SRACC.

Several residents commented that the monthly ACC and Landscape meetings were not held at the pool and there was no notification of where they were being held.

Bader will check into whether or not monthly meetings must be held and will report back next month.

Bader thanked Vogel for diligent work on the landscaping contract with Desert Villa and researching the Dog Waste bids.

COMMUNICATIONS: Hilda Banyon reported that she is working on a communication plan that will be shared with all Board members and Committee Chairs and followed. If there is a specific complaint/issue from a resident via the helpline or gmail account, Banyon will answer it (if she can) or forward to appropriate person for handling. That person will respond to the gmail account with description of issue/resolution, etc. so that a paper trail is in place. The helpline is no longer being monitored by Desert Villa's office. Banyon is monitoring the helpline and either handling the call or referring to appropriate person. Communication (if appropriate) is sent to Board Members and/or Committee Chairs.

The issue of "EMERGENCY calls" regarding main water lines or fallen trees. Vogel will follow up with Mauricio and determine how to handle and get back with Banyon.

The Holiday Party, chaired by Cam Clark, was attended by about 45 people. Banyon will check with Cam to see if she will chair again in 2018.

LONG RANGE PLANNING: no report

NOMINATIONS: Debra Castro reported there are currently 3 candidates and possibly one more for 2 open board seats. Banyon reported that ballots are being mailed out this week. This year, we will be tracking the residents voting on a separate listing as the envelopes are returned (with the lots numbers on it). The ballots will be counted a few days before the annual meeting by separate individuals.

REMINDER: Annual Meeting is Wednesday January 24, 2018 at the Scottsdale Ranch Community Center at 7:00 p.m. Coffee/cookies will be served.

PRESIDENTS REPORT: none

OLD BUSINESS: Painting Common Walls and Pool Area

Lebakken indicated there is some peeling around the pool and the decking area. Colors need to be addressed.

Clark indicated the planters at the entrances need to be addressed. There is cracking, burned out lights, possibly an updated remodel is in order.

NEW BUSINESS: Banyon reported that a resident called the helpline and asked that we consider asking everyone to leave their garage door lights on at night. No official action was taken although everyone thought this is a good idea and should be mentioned in the Community Bulletin.

HOMEOWNER FORUM: Dave White asked that the Board consider changing the monthly Board meetings to a weekday vs current Sunday morning time. Bader indicated the Board will address before 2018 Calendar is set.

NEXT MEETING: January 24, 2018 (annual meeting Scottsdale Ranch Community Center)

January 28, 2018 10:30 at the pool

Respectfully submitted,

Hilda Banyon, Secretary