

# Casa del Cielo

HOA Board Meeting  
October 28, 2024  
Community Pool  
5:00 PM

Present: Kathy Hippensteel, Ginny Bertoncino, Paula Hoff, Debra Castro and Mike Zoretich (by phone call in)

Kathy called the meeting to order at 5:00 PM.

The annual homeowners meeting is scheduled for Monday, January 20, at SRCA. The time is to be determined. The 3rd Monday was not available.

Paula made a motion and Mike seconded for the approval to keep our law firm. The law firm will review our CC&Rs. The first 15 minutes of review are free. Scottsdale Ranch CC&Rs may be more updated than ours. We'll see what the cost is beyond 15 minutes and consider updating.

CTA (Corporate Transparency Act). HOA board members must provide their driver's licenses to the federal government by 1/1/2025 or the HOA will be fined. Law firm needs our information by 11/30/2024.

Integrity First Property Management is keeping their fees the same. No increase. They are good to work with. We will not look for another management company.

Ginny Bertoncino made a motion to approve the minutes from our September meeting. Paula seconded. Motion passed.

Paula presented the financials. There is only one delinquent account, 6 months past due. All other residents are current.

Our accountant will provide the board with water and gas usage and bill amounts for a year so we can monitor our account.

Paula discussed the budget and reserve account. We can decrease the amount we put in that account. Paula recommends cutting back to 75% from 100%. \$1200 is the current amount, \$900 should be adequate. Kathy prefers keeping it up. Randy stated that it's for common areas only since homeowners keep up with their homes' maintenance. She is looking at CDs to bring in additional funds. We can lower the cap reserve to \$900 per month, from \$1200, through 2025. We can always bump it back up if necessary.

HOA dues were discussed. Ginny made a motion to increase by 5%. Dues will be \$150.00. Paula seconded the motion. motion carried.

Discussion of the reserve account followed. Rates are 4.65 on a 7 month and 4.30 on an 11 month . Paula made a motion to move money out of the cap reserve to buy two CDs. A 7 month and 11 month each at \$25,000. Three board signatures will be required to move funds or close accounts and to review each month. Ginny seconded the motion. Motion carried.

Mike stated that the new signage (no solicitation) for both entries into CDC has been approved by Scottsdale Ranch. It will take about 2 weeks for the sign company to make them. If flyers are left on doors residents can report to the city.

Mike discussed the spa's salt water system. A new system will cost \$3350 and have a 3 year warranty. It should last for 7 years. Paula made the motion to purchase the new salt system for the spa. Ginny seconded the motion. Motion carried.

We have new residents Tim & Lucy Schaub. Debra sent a welcome letter via email to them.

Ginny stated that she would like volunteers to help decorate the holiday wreaths the week of November 18. The holiday party is December 12.

Ginny and Carmen need volunteers to help with the socials. The committee needs a head leader. The next one will be at Basil and Garlic.

Paula made a motion to approve a budget for holiday party not to exceed \$500. Second made by Ginny. We need to decide whether it will be catered or pot luck. Will revisit at our next meeting.

Discussion of parking on the street followed. Warnings need to be given as well as fines. It was decided to discuss this next year.

Debra will head the Nominating Committee.

New Neighborhood Watch signs will be replaced.

Meeting adjourned at 6PM.