



**Board Meeting Minutes
Casa del Cielo Pool Ramada
Monday, April 22, 2024, at 5 pm**

BOARD MEMBERS PRESENT: Mike Zoretich, Ginny Bertoncino, Paula Hoff (via speakerphone), Kathy Hippensteel, Debby Castro

HOMEOWNERS PRESENT: Marcia Cherry, Doug Clark, Ken Huettl, Jim and Kathy Moran, Romane Roman, Randy and Frieda Vogel, Travis Walker, Mike Wolfe

PRESENTATION: At 5 p.m. Vice President Ginny Bertoncino introduced Gael Luna, Community Relations Project Manager for the Arizona Department of Transportation (ADOT). Mr. Luna provided a handout during his presentation outlining the Arizona Loop 101 Improvement Project from Princess Drive to Shea Boulevard. Residents can find out more by going to the project website at www.azdot.gov/Loop101PrincesstoShea. Subscribe to receive traffic alerts by email and text. For more information, contact Gael Luna at 480-604-4785 or gluna2@azdot.gov.

CALL TO ORDER: After the presentation, Casa del Cielo President Mike Zoretich called the business portion of the meeting to order at 5:23 p.m.

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

COMMITTEE REPORTS:

Finance and other topics

- Mike Zoretich, President, reported the expense for the backflow preventer at the meter required by the city of Scottsdale and completed by ABC Water Works needed to be approved by the board as a capital reserve expense. Kathy Hippensteel read the March minutes where the board had already agreed it would be funded as a capital expense. No action needed.
- The 2024 budget was reviewed previously in a special meeting. No changes are required at this time and will be reviewed again in May. Mike has requested a meeting this week with Integrity First Property Management to review the January, February, and March financial statements and is waiting to hear back from them. The financials remain unapproved.
- Mike is working with APS regarding the condition of street light poles. APS will be inspecting the light poles. An update will be provided at the May meeting.
- Paula reported on Neighborhood Watch signage. Four (4) out of the six (6) signs ordered are installed throughout the community. The remaining two (2) signs are on backorder and will be installed later.
- Ginny Bertoncino reported on No Solicitation signs being posted at both entrances of Casa del Cielo. Scottsdale Ranch will approve a maximum sign of 11" x 14". Kathy Hippensteel has agreed to get a photo of the No Solicitation sign at Las Brisas as an example of wording and size for the board's review. **Ginny motioned to table the project until she is able to gather more information and a decision can be made. Mike seconded. Motion carried.**

Board Changes

Ginny, Kathy, and Debby were invited by Mike Zoretich to meet on April 20th to discuss the role of Treasurer. Paula previously stated she will be out of town over the next three months and available to attend board meetings via speakerphone. There was concern about fulfilling the Treasurer role. At the board meeting, Mike recommended Debby for interim Treasurer and Paula for Member-At-Large until a full-time Treasurer could be found. Discussion was held. The board agreed to table the recommendation until the CCRs could be reviewed and there was further input from Paula.

Accounting & New Invoice Processing

Kathy Hippensteel motioned for the Treasurer to get three (3) new bids from reputable Accounting and/or Property Management firms—including a bid from Integrity First Property Management to handle the financial/accounting portion of CdC HOA. Accounting firms on the bid list would have no conflict of interest with the board or association members and would be presented at the May board meeting. Paula seconded. Motion carried.

Mike presented a new process for payment of invoices to go through the Treasurer and President for approval. Discussion was held. The board and committee members agreed that the current process was adequate and no changes were necessary. All invoices within the budget will be approved by the committee chair and forwarded to the Treasurer and Accounting firm for payment.

Architectural

Mike Zoretich, ACC Chair, had nothing to report.

Pool

Mike Wolfe, Pool Co-Chair, reported that the pool needed the master control serviced, the internal regulator bypass repaired, and other service repairs that were covered in the pool budget. McCallum Pool Service took care of the repairs and the pool is working fine again.

Landscape

Randy Vogel, Landscape Chair, reported that pre-emergent and post-emergent for weeds will be sprayed. He is getting bids for several Eucalyptus trees and Ash trees to be trimmed. Bees were treated at a home on San Salvador recently. For the record, the landscaping budget is in good shape. It was noted that any budget changes must first be approved by the board and cannot be made by the president.

Social Committee

Ginny Bertoncino, Social Committee Chair, had to leave early and Kathy Hippensteel provided her report. Twelve residents attended the April social event at Glow Putt and raised a total of \$90 for the Social Committee. The May social event is going to be lunch at Goldie's Sports Café on May 15th at 11:30 a.m. An email has been sent to residents. Residents can RSVP to Ginny at ginny@yourinsuranceresolution.net if they would like to attend. The annual holiday party has been set for December 12th and the Scottsdale Ranch Community Center has been reserved. Ginny Bertoncino and Carmen Padgett will be planning the event and are looking for volunteers. If you would like to volunteer, please let Ginny know.

Communications

Kathy Hippensteel, Secretary/Communications Chair deferred to Mike Zoretich to explain his new Lease Guidance Notification form that has been posted on the website. He will be emailing a notification to all residents by April 26th with an explanation of the 365-day lease agreement rule. Homeowners who lease their homes will be asked to update a Lease Agreement form. A new welcome letter developed by Mike and Debby has been tabled until the board has had a chance to review it. Information about having addresses painted on curbs has been communicated to residents via the newsletter. The purpose is to collect a list of names to determine a game plan in the fall. **Kathy motioned to move May's board meeting to Monday, May 20th due to Memorial Day falling on the fourth Monday. Paula seconded. Motion carried.**

HOMEOWNERS FORUM

There were no comments.

The meeting adjourned at 6:21 p.m.