



## Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

November 28, 2022

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

**OTHERS PRESENT:** Marcia Cherry, Carmen Padgett, Ginny Bertoncino, Mike Wolfe, Dave White, Leslye Lebakken, Margaret Skjerping, Ken Huettl, Thomas Haven

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

**APPROVAL OF MINUTES:** October minutes were previously approved by the board via email and are on the website.

### COMMITTEE REPORTS:

#### Finance

Diana Love presented the 2023 budget and the October financials and recommended them for approval. The board agreed there would be no monthly assessment increase for 2023, but would probably need to increase it for 2024. **Tom Krebs motioned to approve the 2023 budget and the October financials. Debra Castro 2<sup>nd</sup>. Motion approved.**

#### Architectural (ACC)

Tom Krebs, Architectural Control Chair (ACC), noted that the committee is working on a policy for CdC on overseeding grass in the community which will be presented at the December meeting. An article was published in the December Scottsdale Ranch newsletter by Randy Zellers, Director of Operations for SDL Landscaping. SDL Landscaping is the company that maintains the landscaping in common areas for Scottsdale Ranch. The article states that Scottsdale City Council approved a code amendment that states homeowner associations cannot mandate homeowners to overseed their lawns starting in the fall. Krebs requested that the board review the article so they are more informed to make a decision in December.

#### Pool

Leslye Leakken, Co-Chair of the Pool Committee reported that McCallum replaced a backwash valve and new sleeves have been ordered for the pool handrails. The doors in the pump room are old and need to be replaced. Mauricio (Desert Villa Landscaping) is providing a bid for the project. It was noted about including another tarp cover over the pool; no decision was made. The temperature of the pool and spa have been good and continues to be monitored. Leslye requested to give Maria Chavez, the pool cleaner, a holiday gift. **Diana Love motioned to approve the same holiday gift (\$75.00) that we approved last year. Tom Krebs 2<sup>nd</sup>. Motion approved.**

#### Landscape

Kathy Hippensteel, presented the Landscape report in place of Randy Vogel, Landscape Chair, who could not make the meeting. His report states that winter lawns have been established and fertilized; seasonal flowers were planted in the entryways and pool area with geraniums and petunias. The entryway lantana was cutback and will regrow in late spring for new summer color; the flow control valve on Mountain View Rd. was repaired by ABC Water Works; a homeowner requested a large pyracantha to be removed that was doing damage to her garage wall, which has been approved; two large mesquite trees have been thinned and he is scheduling the olive trees to be thinned before spraying for fruit prevention.

## Social

Shirley Ekvall, Social Committee Chair, reported that there will be a pool social on 12/1 and instead of a pool social on 12/15, there will be an afternoon social on 12/11 from 1-3pm; details will be coming. Shirley requested the board approve \$200 for the purchase of a new shelf unit and bins to organize the kitchen. **Diana motioned to approve \$200 for the purchase of shelving and bins for the kitchen. Nadine 2<sup>nd</sup>. Motion approved.** The committee will be putting up the holiday sconces on the main light poles entering the community and wreaths at the entryways and pool. Nadine agreed to get holiday lights for the entryways and have Mauricio put them up.

## Communication

Kathy Hippensteel, Communications, reported she has not received any nominations to serve on the board. She mentioned emailing a request for volunteers in the community who would be willing to help with various projects (not necessarily serving on the board) such as picking fruit, painting house numbers on curbs, helping on a Welcome Committee or Neighborhood Watch Committee, etc. Nadine mentioned that residents need to know that only house numbers should be painted on the curbs. Kathy received a request to bring up at the board meeting that people are not picking up after their dogs. The board agreed that it most likely is pet owners who live outside our community making it difficult to catch; signage does not seem to help and this has been an ongoing complaint.

## PRESIDENT'S REPORT

Nadine reported we are coming to a close for the year. She has submitted her resignation letter effective for 2023, but would still like to help with Neighborhood Watch and other activities as time allows. She requested the board knock on neighbors' doors to see if there is an interest in serving on the board or a committee. A discussion was held that many new neighbors have moved in and we need to reach out to folks and make them more aware of our community. Diana mentioned she would go to neighbors in her area; Hippensteel noted she did not feel comfortable or have time but thought if board members attend the social events, they could talk to residents about getting involved in our community.

## OLD BUSINESS

None to report.

## NEW BUSINESS

It was noted for the board to touch base by Saturday, Dec. 3<sup>rd</sup> on what to do about getting nominations to serve on the board.

## HOMEOWNERS FORUM:

There was a discussion about providing the Social Chair with the email list of all residents instead of having two email lists; one for social events only and one for all other communication. The concern is that not all residents are on the email list to receive notifications about social events and a duplicate email needs to be sent out by the Communication Chair. The board noted that the entire email list of all residents remains confidential and should not be provided to committees.

**Meeting adjourned at 6 pm**

**Next Meeting: Monday, December 26th, 5 pm at the pool (This meeting could be rescheduled due to holiday)**

Respectfully submitted,

Kathy Hippensteel