

## MINUTES

### CASA DEL CIELO HOA BOARD MEETING

October 29, 2017

**PRESENT:** Barry Bader

**ABSENT:** Bob Bernstein, Hilda Banyon, Debra Castro

**ALSO PRESENT:** Randy Vogel, Leslye Lebakken, Ron Lebakken, Gordon Minier

**CALL TO ORDER:** Bader called the meeting to order at 10:30 AM.

A quorum not being present, Bader announced the meeting would be held for information and discussion, but any action would require a follow-up vote by email of the Board of Directors.

The prior meeting minutes were not available.

#### **Committee Reports**

**Pool:** Leslye Lebakken reported that the pool and spa were in good condition during the summer, and McCallum's Pool Service and Repair continues to be responsive. The current leak will be addressed when the pool is resurfaced this winter.

Lebakken provided estimates for pool operating expenses for the 2018 budget, which Bader said he would incorporate into a draft budget for the November Board meeting.

Lebakken also recommended several capital budget items that the Board previously discussed:

- Resurface pool using white mini pebble surface and coordinated tile, 10 year non-pro-rated warranty - \$14,769
- Convert spa to salt water, after resurfacing is done - \$1250

Lebakken will complete due diligence by checking references on CdC Pools, the resurfacing contractor, contacting the Arizona Corporation Commission, verifying/updating the estimate and obtaining a written contract for signature. Work will be done in January. McCallum's Pools will perform the spa conversion. Bader thanked Leslye and Ron Lebakken for their work.

**Action: Bader moved "The Board approves the pool and spa resurfacing and spa conversion, so that we can proceed to sign a contract and firm up our desired date with CdC Pools." Bader said the motion would be submitted to the Board for approval by email.**

**Landscaping:** Randy Vogel provided detail on 27 interactions with homeowners since May, including water line breaks, removal of dead trees, complaints about grass and shrubs in summer heat, etc. At this point, the neighborhood is in good condition, and tree trimming is up to date, although there were times over the summer when trimming and maintenance fell behind. Vogel reported that he is working with Mauricio Villa at Desert Villa Landscaping to develop a written contract that will specify more clearly the contractor's responsibilities and service schedules. He stressed that he remains very satisfied with Desert Villa, but a written contract will help clarify expectations.

Vogel said that several homeowners had complained about eucalyptus trees that had or were in danger of damaging common walls or homes. He recommended the three trees be trimmed this fall at a cost of \$1560 to avert damage, and that the remainder be trimmed in 2018. Since funds are available in unspent budget lines in the 2017 landscaping budget, Bader told Vogel to proceed with trimming the three high priority trees.

Vogel also reported that a vacuum breaker valve failed over the summer and was repaired, but it should have been checked at the same time the pool back flow equipment was checked. It was agreed that beginning in 2018, the Landscaping Chairman will be responsible for contacting the back flow testing contractor and having all three required valves tested.

Bader asked that the Landscaping reconsider the current policy on tree removal, which only authorizes removal of dead or unsafe trees, with an eye toward more proactivity, and to bring any recommended changes to the Board.

Vogel also provided estimates for Landscaping expenses for the 2018 budget, which Bader said he would incorporate into a draft budget for the November Board meeting. Bader thanked Vogel for his work with homeowners and with Mauricio Villa, and for his initiative developing the contract.

**Finance:** Bader presented the financial statements provided by Ann Couch through September 30. Through nine months, the statements show an operating surplus of \$14,628. One delinquent account has been turned over to our law firm for collection on a contingency basis.

**President's Report:** Bader reported that Doug Clark will assume the Treasurer's position when he returns. In order to issue annual assessment bills on a timely basis, and give homeowners plenty of time to adjust their 2018 dues payments, Bader said he would develop a draft annual budget to be discussed and approved at the next Board meeting. Bader also said it is imperative that more community members volunteer for Board and committee work; too much is falling on a few people. If more volunteers do not emerge, then CdC may need to consider hiring a management firm.

**Old Business:** None.

**New Business:** None.

**Homeowners Forum:** Gordon Minier reminded the Board that it has been customary to thank and reward Mauricio Villa's staff at Thanksgiving time. Bader and Vogel with check on last year's amount and have a payment issued. Bader thanked Minier for the reminder.

The meeting adjourned at 11:45 am.

Workday is Saturday, November 11. Next meeting: Sunday, November 12, at the pool.

Minutes Submitted by: Barry Bader, Board President