

## CASA DEL CIELO BOARD MEETING

February 26, 2017 10:30 A.M.

**PRESENT:** Barry Bader, Bob Bernstein, Hilda Banyon, Debra Castro

**ABSENT:** Lisa Schabloski

**ALSO PRESENT:** Gordon Minier, Doug Clark, Ralph and Jeanne Balding, Ed Burke, Ken Huettl and Sue Recstar

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

**Motion by Bader, second by Bernstein, to approve the 01/29/2017 minutes. Motion carried.**

### **Ad Hoc Committee:**

Ed Burke, Chair of the Ad hoc committee, gave an overall report of what has taken place to date. The CDC community was asked to provide their comments/recommendations/wish list for the remodel project. Out of 150 homes, only 21 homeowners responded. Ed and other committee members have met with a pool contractor and 3 architects requesting ideas and costs. The cost for a remodel of the pool with an enclosed Ramada could range from \$15,000 to \$300,000 depending upon the extent of the remodel, and will take about 2 months to complete. The next step is to provide a wish list of what is wanted and let an architect put together the designs. Burke also stated that Scottsdale Ranch and the City of Scottsdale do not offer any financial grants for this type of venture. Burke gave a reminder that the remodel of our restrooms could trigger a requirement of full ADA compliance depending on whether the pool is considered private or public.

Burke's committee, consisting of Huettl, Clark, Banyon, Ayer, Vogel and S Bader suggested coming up with the top 5 priority items (pool furniture is a given).

**Bader made a motion to authorize the spending up to \$3,000 for an architect to explore and offer options for a pool remodel. Banyon second. Motion carried.**

### **Financial Committee:**

Bader reported that Schabloski wishes to resign as treasurer but will remain during the search and transition of her replacement. Bader stated that according to our January financial statement the net surplus is more than projected and cash is positive as expected. The pool expense will be billed on the February financials.

**Bader made the motion to approve the January financials as presented. Second by Castro. Motion carried.**

Discussion of replacing Schabloski followed. Banyon is assisting as treasurer now and reported the issues at hand including phone and email/Gmail coverage. There are also 20 checks that have not cleared which are being researched. Banyon stated that the job will be a doable one for a volunteer.

Tom Hughes volunteered to meet with Schabloski to look at improving the procedures involved with our Treasurer duties and those of the outside CPA.

Bader indicated that the Finance Committee will be called upon to provide guidance in the financing of the remodel project. Clark suggested we seek outside counseling as to what amount of cash would be prudent to invest in modernization, what is CDC's debit capacity and what are our finance options? Bader discussed several options that could be considered. He also indicated that it takes a vote of the whole community to make a special assessment and to implement more than a 5% increase in monthly dues. The question was raised regarding the community's feeling about a special assessment. Bader indicated this has not been discussed yet with the community although a few of the 20 who responded initially did provide feedback on this topic in their comments. The question was also raised as to whether or not we are considering a Property Management Company.

#### **Architectural Committee:**

Bernstein reported that 3 homes were inspected and passed. There is still a front door issue with one homeowner. The first approval of architectural requests must come from Scottsdale Ranch then from CDC ACC. Discussion took place that we need to reconsider changing this procedure i.e. with first approval being made by the CDC ACC and then getting approval from Scottsdale Ranch.

*Hotline issues.* Banyon and Minier are taking care of the calls and Bader volunteered to help. Bader reported that the phone was replaced and Century Link is the issue. Cox Communications does offer a transfer of voicemail messages to email for \$120 per month. It will take 30-45 days to run the lines. Banyon will add additional email addresses to Gmail such as one for the landscape committee, etc. so emails can be routed to committee chairs.

#### *Garage sales.*

These are only allowed twice a year on a community wide basis. Since there have been some sales noted lately, there will need to be a clear communication sent to homeowners on this subject. Estate sales are different and held indoors, only visible signage is allowed.

#### **Pool Committee:**

Minier reported that the gate closures have been installed. It was decided to install the new door and replace the dry wall when the work day is held on April 22<sup>nd</sup>. Minier will order the door and purchase the dry wall. Minier stated that the oleander shrubs on the pool fence line need trimming asap or it could be a violation when there is an inspection by Maricopa County. There can be no blocking of view into a pool area. The pool room should be inspected for termites since there is a hole in the wall. Banyon will call the termite control company on file and see if we have a contract.

#### **Landscape Committee:**

On 2/23/2017, the olive tree spray was completed. 82 trees were treated. Cost to HOA \$2660 (under budget by \$340). The Tree Trimming project of 142 trees is almost complete. Cost to HOA \$11,360. A

beehive in the trunk/root system of an olive tree near the pool had to be exterminated by Beemaster. Several landscape requests were reviewed and acted upon by the LAC: Steve Paluck, Donna Roeper, and Tom Hughes. The LAC investigated the cost of adding poo stations throughout the community and concluded that it is NOT their recommendation to add these stations at this time.

**Communications Committee:**

Banyon reported that the Community Bulletin will be sent out via email after the monthly Board of Director's meeting highlighting information from the meeting along with other information of value to the community. Anyone wishing to include information in the monthly Bulletin should forward their information to Banyon by the Friday prior to the Board meeting.

The welcome packet for new residents is 99% ready, and will include FAQs and architectural and landscape request forms.

**Social Committee:**

Nothing to report.

**Nominations Committee:**

Resignation of Treasurer Lisa Schabloski.

**Old Business:**

CDC needs a clear policy on debt collection.

Discussion of liability responsibility on social events followed. Bader stated, after conferring with State Farm, that the homeowner has the primary liability if a CDC event is held in a home. Therefore, in the event of inclement weather, CDC functions that are scheduled for outside at the pool area should be cancelled.

**New Business:**

Due to time, Bader moved the agenda item of short term rentals be moved to the meeting in March. Mrs. Balding reminded the group of the next work day meeting on April 22<sup>nd</sup>.

**Homeowner's Forum:**

Nothing to report.

**Meeting adjourned 12:25 PM.**

**Hilda Banyon, Board Secretary**