

Casa del Cielo
HOA Board of Directors Meeting
Monday, November 25, 2024
5:00 PM

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

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

On behalf of the board Kathy thanked the community members who volunteered to help with holiday projects.

Casa del Cielo's submission for the Corporate Transparency Act is within the deadline to the attorney.

Kathy stated we need volunteers for a board position. Anyone interested should let us know.

The group Casa del Cielo Facebook page is for information, not complaints. Any concerns should be emailed to the board or a call can be made on the hotline.

Paula made a motion to change the time for the upcoming annual meeting from 5:00 PM to 6:00 PM. This is to accommodate community members who work. Ginny seconded the motion. Motion passed.

Paula made a motion to approve the minutes from the October board meeting as written. Seconded by Debra. Motion passed.

Paula presented and discussed the October financials. Delinquency is down to one.

Discussion of our utility billings followed. The board will request to see/review all utility billings that Integrity pays. (SRP, gas, water, etc., all utilities.)

Kathy made the motion to approve the October financials. Ginny seconded. Motion passed.

Discussion of our reserve fund followed. \$10,164 will be transferred from our bank account to our reserve fund. These are funds from the sale of homes that should have gone into the reserve account previously.

It was decided to increase the title fee from \$924 to \$1000. Our bylaws state it should be a yearly deposit. We need to update our bylaws to state that the funds will be deposited as they are received. The inspection fee will increase to \$100.00. Mike stated that only the front of the house is inspected. Reported to the title company to let the homeowner know. The homeowner can negotiate the fee with buyer. This item was tabled until we have a better idea of the process.

The reserve fee paid by the buyer goes to the reserve fund. Ginny made the motion to increase the reserve fee from \$925 to \$1000. Seconded by Paula. Motion passed.

Casa del Cielo has 2 CD accounts. The current board can access through Integrity.

Mike reported that two "No Solicitation" signs have been ordered from Scottsdale Signage. Once posted, a homeowner can call the police if they have any soliciting at their homes.

Leslie and Mike gave a report on the pool. There are ways to reduce expenses, like monitoring the temperature. The maximum temperature for the hot tub should be 102 and the pool 86. Leslie, Randy, Mike, and the pool company have keys to the pool mechanical closet.

It was noted that the pipes for the pool are the size to accommodate a backyard pool and not a community pool. That has been a major part of the reason why we continue to have equipment breakdowns. Leslie will look into the expense of putting a fan in the mechanical room, which will help, as well as a lockbox for chemicals per recommendation by the pool company.

It will be \$6000 to replace the heater for the hot tub/spa. The funds would come from the reserve fund. Monthly gas bills for heating the pool cost on average \$2500 and the hot tub \$150. There was a discussion on how to keep costs for the pool and spa down. The pool expenses will be monitored more closely and locks on the equipment room doors will be changed so that only authorized personnel have access. The pool company will be asked about a fan and more ventilation for the room.

It was reported that we lost a community member recently. Ann Harris passed. The board expressed their sympathy.

Randy was not present but reported that our landscaping is being well maintained as usual. A resident asked about removing grass, replacing it with rock, and planting more desert drought-tolerant plants to save on water. This was tabled for the Landscape Chair to provide his input and history of the community's wants and needs.

Ginny reported that the holiday decorating is done. She thanked the volunteers who helped make our community festive!

The holiday party is scheduled for Thursday, December 12. Volunteers are needed to set up and take down. The food will be catered by Basil & Garlic. Residents can bring a dessert and their beverage.

Debra reported that there will be one board position open but there have not been any volunteers.

Tom, Paula, Ginny and Kathy are helping with the curb address painting project and will pick a day to do it. New Neighborhood Watch signs are on order to replace the existing ones that are brown. Paula is the captain of the committee.

No new business. Next meeting is scheduled for Monday, December 16, at 5:00, not December 23, at the pool.

Meeting adjourned at 5:59 PM.