



Board Meeting Minutes

Location: CdC Pool Ramada

October 25, 2021

BOARD MEMBERS PRESENT: Randy Vogel, Nadine White, Tom Krebs, Diana Love, Kathy Hippensteel

OTHERS PRESENT: Ed Burke, Marcia Cherry, Shirley Ekvall, John Good, Frank Hausen, Ken Huettl, Ernie Recsetar, Frieda Vogel, Dave and Sally White, Mike Wolfe

CALL TO ORDER: The meeting was called to order by Randy Vogel, President at 5:01 pm.

APPROVAL OF MINUTES: September minutes were approved by the board via email.

COMMITTEE REPORTS:

Finance

Tom Krebs, ACC/Treasurer, reported that the financials for CdC look good and are consistent with the prior year for September. **Tom motioned to accept the financials; 2nd by Nadine White. Motion carried.**

Architectural

Tom Krebs, Architectural Control Chair (ACC), reported on the status of the new mailboxes. The mailboxes have been delivered to Express Mailbox Lock Key & Repair Service, LLC. Installation will begin November 29, 2021 for the mailboxes that need new concrete pads. It should take 2 – 3 days for the concrete to cure. The postal service will be removing all existing mailboxes (even the newly installed mailbox cluster) per requirement mailboxes are all from the same vendor. If they remove all cluster mailboxes at the same time, residents will need to pick their mail up at the Via de Ventura Post Office until the new mailboxes are installed. New mailbox keys are estimated to be provided to CdC HOA on December 4. However, more details need to be worked out and it was requested that Kathy Hippensteel contact Sabrina at Express Mailbox to be able to communicate more information to residents.

Pool

Randy Vogel, introduced Leslye Lebakken (not present) and Mike Wolfe as new Co-Chairs of the Pool Committee. Other committee members include Ron Lebakken, Dennis Mack, Ken Huettl and Debbie Castro. Randy thanked Dennis Mack, Mike Wolfe, and Ken Huettl for patching the wall in the pool area, hanging lights in the pump room and touching up painted areas. The pool is scheduled to be acid washed after Thanksgiving, which requires 3 -4 days to complete. A notice will be sent out to homeowners. Mike Wolfe added that a sign has been added for swimmers to please shower before entering the pool or spa. Also, the toilet has been repaired.

Landscape

Randy Vogel, Landscape Chair, reported that overseeding the grass took place in October and winter lawns will continue to fill in. The street light pole at San Salvador and Mission is being replaced by APS, but no date has been set. The entrance ways will be planted with geraniums. Petunias will be planted within the pool area. A transformer cell was replaced in the light at Via Linda and 100th St. In November, Desert Villa Landscape should be back on regular schedule. The city of Scottsdale was contacted about spraying for mosquitos. However, it was learned Maricopa County does the spraying and are spraying throughout the Valley. A request was put in to spray our area.

Social

Nadine White, VP and Social Director, reported she reviewed the website which notes cocktail socials and Saturday coffees to begin in October. Shirley Ekvall, who previously Chaired the social committee, attended the meeting and it was recommended that she and Nadine meet after the meeting to discuss future social events. Randy noted that when preparing or planning for social events, concerns for protection against COVID need to be taken into account.

Communication

Kathy Hippensteel, Communications, reported that Sandra Palaich, who actually developed the CdC website in 2009 and has been making updates over the years, is moving December. Someone will need to take over her duties or find a company to help. In order to keep costs down, it is preferred to maintain the website in-house and have a resident to help with that duty. Kathy is going to put a request in the newsletter if there is a resident who would like to help with the website. In the meantime, she will make updates as needed or when Sandra is no longer available.

PRESIDENT'S REPORT

Randy Vogel, President, reported that we're up to date with everything that has been going on for the HOA. The fall weather is here, which means cooler temperatures and time to enjoy the next several months. He welcomed back our winter visitors and is looking forward to social activities starting back up.

OLD BUSINESS

Mailboxes: See update under Architectural report.

NEW BUSINESS

Character Study—Tom Krebs met with Kathe Barnes, Executive Director of Scottsdale Ranch Community Association. It was recommended CdC undergo a Character Study which displays the architectural look of a development. Several developments within Scottsdale Ranch have had character studies done. It helps with architectural design elements that residents can view online, gather ideas and decide on changes to their home that have already been approved. The cost is \$1,300 and SR will pay half. The board is reviewing and will discuss in November.

Neighborhood Block Watch—Kathy Hippensteel reported that Joy Racine of the Neighborhood Watch program welcomes the opportunity to come talk to residents about the program. We will need to let her know a day and time to schedule. Frieda Vogel suggested to hold off until after the New Year and all agreed.

Legal Assistance—Tom Krebs asked about the need to have an attorney on retainer, or build a relationship with one prior a need. Kathy Hippensteel said she has a list of HOA attorneys referred by Integrity First Property Management that she will forward to the board for review.

Neighborhood Directory Update—Nadine reported that she has not found an app that could be used for a Neighborhood Directory, but will continue to research.

Nominating Committee—Diana Love volunteered to Chair the Nominating Committee. Information needs to be sent out to residents in November. Randy to provide Kathy with information that gets emailed out.

Budget—Randy will be scheduling an Executive board meeting for discussion of the budget.

HOMEOWNERS FORUM:

- There was question about rental properties and restricting them in CdC. It would require 75 percent of the vote to eliminate. Currently, residents cannot rent out more than 2 times a year. To be discussed at a later date.
- Question was asked about the benefit of a character study. Photos would be available online for residents to see different design ideas that have been approved and possibly incorporate new design ideas.
- Question was asked about Police notifying HOA of any crime in the area. It was recommended to check the Scottsdale Police Incident Report online to review crime incidents.

Meeting adjourned at 5:52 pm

Next Meeting: Monday, November 22, 2021 at 5 pm at the pool

Respectfully submitted, Kathy Hippensteel