



**Board Meeting Minutes  
Casa del Cielo Pool Ramada  
Monday, May 22, 2023 at 5 pm**

**BOARD MEMBERS PRESENT:** Tom Krebs, Debby Castro, Paula Hoff, Ginny Bertoncino and Kathy Hippensteel

**HOMEOWNERS PRESENT:** Randy Vogel, Marcia Cherry

**CALL TO ORDER:** The meeting was called to order by Casa del Cielo Board President Tom Krebs at 5 pm.

**APPROVAL OF MINUTES:** Minutes of the April meeting were previously approved by the board via email and are posted at [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com).

**PRESIDENT'S REPORT:** Tom opened the meeting by thanking the board for their help this past year. Upon our return in the fall, we will look into putting together the budget for 2024.

**COMMITTEE REPORTS:**

**Finance**

Paula Hoff, Treasurer, reported that she has been in contact with three organizations that help with reserve studies for bids. She has not heard back but should have more information for our meeting in September. Paula recommended the financials for April be approved as presented. **Ginny Bertoncino motioned to approve April's financials and Kathy Hippensteel 2<sup>nd</sup>. Motion approved.**

**Architectural**

Tom Krebs, ACC Chair, reported that he spoke with Kathy Diab and showed her pictures of the home at 10081 E. Calle de Cielo Circle that has portions of the home painted ("popouts") a different color. It was noted the home is not in compliance. Scottsdale Ranch is aware and they will work with the homeowner to make sure the home is repainted and in compliance. It was also noted that the residents at 9245 N. 101<sup>st</sup> Place did not wait for the installation of solar on their home to be approved by Scottsdale Ranch or Casa del Cielo HOAs. However, due to Federal guidelines, HOAs have limited recourse on solar installations. It was requested that in the future residents go through the proper approval process for solar installations.

**Pool**

Mike Wolfe, Pool Co-Chair was out of town. Randy Vogel provided a report and mentioned that the pool salt filter has been replaced. The heater on the spa was down and has been repaired. He was not sure if it was covered by warranty. He noticed the pool cleaning company is doing a better job. They have been coming on Friday and again on Monday to check chlorine levels. Randy had to add chlorine on Sunday now that it's getting hot. Due to renters using the pool and spa and having an impact on chlorine levels, and wear and tear on the facilities, it was recommended of placing an additional security deposit on rentals. About 15% of the homes in Casa del Cielo are being rented. A discussion was held. Randy is aware of HOA attorneys who deal in matters of this kind and recommended someone from the board talk to an attorney about renters and their use of facilities. **Paula Hoff motioned that Randy and Tom meet with attorneys after June 17th to get more information on renters' use of facilities and the rights of an HOA. Ginny Bertoncino 2<sup>nd</sup>. Motion approved.**

Randy reported that the backflow valve on the pool needs replaced. **Debby Castro motioned to approve \$827 to have the backflow valve replaced for the pool. Paula Hoff 2<sup>nd</sup>. Motion approved.**

Randy provided research from the Center for Disease Control that states no children under the age of 5 should be allowed in a spa and that our current signage will need to be updated. He will look into getting new signage.

**Landscape**

Randy Vogel, Landscape Committee Chair, reported that landscapers have replaced the flowers in the pool area and lantana is the summer color for the entryways. The Palm trees will be skinned in June and cut. Most palms have been skinned before. Fertilizing will take place this weekend and they continue to check sprinklers and spray pre/post-emergent as needed. Reminder to please use the Landscape Change form available online at [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com) if residents have any change requests to their front landscapes.

### **Social Committee**

Ginny Bertoncino, Social Committee Chair, reported that there are only two of them on the Social Committee now. She welcomed other volunteers to serve on the committee and to let her know if interested. A survey was emailed out to residents asking about their preference for social activities. So far, a total of 12 surveys were returned and everyone had different preferences. She noted the more people we have signed up for events, the better discount we get and she encouraged more participation in social events.

### **Communication**

Kathy Hippensteel, Communications Chair, reported that some residents have received spam emails posing as a board member. A reminder will be included in the newsletter for residents to be careful of spam emails that look like they're coming from a board member. Residents are reminded to be sure to look at the return email address and other clues to be certain the email is coming from a legitimate email address. She confirmed the HOA no longer holds Saturday Coffees and Cocktail Socials will now be the first Thursday of the month from October to May in which she will update the Events page on the website. She is working on compiling a list of all new residents and renters from the last couple of years and a summer newsletter.

### **OLD BUSINESS**

**Neighborhood Watch update:** Paula has confirmed with the City of Scottsdale for the G.A.I.N. (Getting Arizona Involved in Neighborhoods) event to be held in Casa del Cielo community on 10/14/23. The purpose is to promote Neighborhood Watch and get one resident in each cul-de-sac or street to be a Neighborhood Watch contact liaison. The liaison will be a contact for residents to report any suspicious activity they may see in CDC community. The G.A.I.N. event will take place on Calle de Cielo east of the pool and include the Police and Fire Department vehicles, and other service vehicles. Homeowners residing near the event will still be able to get out of their driveways, or be able to park a vehicle on the street. Kathy Hippensteel will contact Scottsdale Ranch about reserving the trailer for Block parties for the event.

**Welcome Committee update:** Kathy Hippensteel drafted a Welcome email that could be sent out to new residents providing them the option for volunteers of our Welcome Committee meet with them to answer questions, provide a small gift and welcome them into our community. Ginny requested a copy of the current Welcome email and the new version to review.

### **NEW BUSINESS**

No new business to report

### **HOMEOWNERS FORUM**

Randy Vogel noted that Casa del Cielo does have a mailbox that he checks periodically. It doesn't get used often, but he will continue to check it.

**Meeting adjourned** at 5:57 pm

**The CDC board of directors does not meet from June through August but remains active as needed.**

**Next Meeting is scheduled for: Monday, September 25, 2023 at 5pm at the Pool**