



**Board Meeting Minutes
Casa del Cielo Pool Ramada
Monday, April 24, 2023 at 5 pm**

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

HOMEOWNERS PRESENT: Romane Roman, Travis Walker, Lori Condon (Stonegate Resident), Mike Wolfe, Randy & Frieda 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 March 27, 2023, meeting were previously approved by the board via email and are posted at www.casadelcieloscottsdale.com.

PRESIDENT'S REPORT: Tom opened the meeting by requesting that residents hold any comments and questions until the end and during the Homeowners Forum. He asked that residents raise their hands, and state their name and address before speaking.

COMMITTEE REPORTS:

Finance

Paula Hoff, Treasurer, reported that she met with Gisele from Integrity First Property Management to understand more about their role. A discussion was held about IFPM sending out community emails instead of the Communications Chair and the need to keep IFPM in the loop on communications. Paula recommended CDC do an audit and reserve study of the finances. An audit/reserve study hasn't been done in six years. The board agreed pending a cost of an audit/reserve study to be presented at the next board meeting for approval. Paula recommended the financials for March be approved as presented. **Ginny Bertoncino motioned to approve March's financials and Debby Castro 2nd. Motion approved.**

Architectural

Randy Vogel presented a new Front Yard Landscaping Policy on behalf of the Architectural Chair. The new policy basically states that residents will need to go through the ACC application process if they want to convert to desert landscaping and the ACC will consider the request with final approval of the board. Any conversions to desert landscaping will be contingent on available funds. Artificial turf: House Bill 2131 states "The association may prohibit the installation of artificial turf if it would be installed in an area the association is required to maintain or irrigate", therefore, Casa del Cielo will not approve artificial turf for homeowners' front yards. The Front Yard Landscaping Policy in its entirety is available on the CdC website. **Ginny Bertoncino motioned to approve the Front Yard Policy as it stands at this time. Debby Castro 2nd. Motion approved.**

Pool

Randy Vogel presented the pool report and the list of Pool Rules. It has been brought to the board's attention that some residents are not abiding by the pool rules, putting the association in jeopardy to be fined or having the pool shut down by Maricopa County. A request was made to send out a list of the rules to all residents. Kathy Hippensteel said she will send out a separate email of the pool rules to remind residents and make sure any new residents or renters are aware of the rules.

Landscape

Randy Vogel, Landscape Committee Chair, reported that the lawns have been fertilized, and weed control (post and pre-emergent) has been moved to be done in May. Trees: have been topped and trimmed; 1 Elm and 1 Olive. Seasonal flowers are being planted at the pool (Vincas) and entryways (Lantana) as the weather warms up. ABC Waterworks inspected all 4 Flow Control Valves for the City inspection and all passed. A drip line was repaired at unit 25 and a valve in the pump room may need to be replaced in the future. A reminder was made to please use the Landscape Change form available online at www.casadelcieloscottsdale.com if residents have any change requests to their front landscapes.

Social Committee

Ginny Bertoncino, Social Committee Chair, reported for the Social Committee due to Shirley Ekvall recently resigning as Social Committee Chair. Shirley had served the community for three years. The board thanked her for all her help and the great job she did over the years. Ginny noted that she and Carmen Padgett are the only ones on the Social Committee and they need more volunteers. A request for volunteers will be posted in the newsletter. It was noted the Thursday Socials will probably drop to one per month vs the previous two per month. Plans were to have a BBQ on 5/18 but it's been decided that would be too hot. There will be a revision to the tentative social schedule as the Social Committee looks for more ideas on what the community would be interested in doing—movies, bowling, Diamondbacks game, Frank Lloyd Wright Taliesin, etc. Residents are welcome to submit ideas for social activities. It was noted the Holiday Party was changed from 12/7 to 12/14/23 by Scottsdale Ranch. More information will come as it gets closer.

Communication

Kathy Hippensteel, Communications Chair, presented for discussion the option for the board to meet during the summer months. Tom Krebs noted that the board is still active during the summer months, and prefers to maintain the current schedule. Other board members agreed. Kathy noted she is working on the April/May newsletter and will get it out to residents soon.

OLD BUSINESS

Neighborhood Watch update: Paula talked to the Scottsdale Police about coming out to Casa del Cielo in support of the G.A.I.N. (Getting Arizona Involved in Neighborhoods) event on 10/14/23. An event for CDC could take place either 10/20 or 10/27 from 5 – 8pm. Ginny noted later in the month would be preferable due (10/27) to winter residents returning. Paula is working out the details and will provide updates.

Welcome Committee update: It was recommended that in order to get a committee together to welcome new residents a budget be put together to provide small give-aways to residents. It was noted that some members of the committee feel uncomfortable knocking on doors, so it was recommended an email be sent out to the new resident giving them the option to opt out.

Speed Limit Signs: Ginny Bertoncino contacted the City of Scottsdale about lowering the speed limit signs in the community to 20 mph and had no luck. The City makes its determinations by looking at stats, i.e., how many accidents have there been on the road in question, etc. The board will continue to look into it.

NEW BUSINESS

Water Preservation Workshop: Ginny Bertoncino attended a Water Preservation Workshop at Scottsdale Ranch in April. She noted that the City of Scottsdale will come out to HOAs and individual residences without charge to determine if there are water leaks on the property. If any residents would like to take advantage of this free service, they can email WaterConservation@ScottsdaleAZ.gov to schedule an appointment.

HOMEOWNERS FORUM

All concerns were addressed during the meeting.

Meeting adjourned at 6:04pm

Next Meeting: Monday, May 22, 2023 at 5pm at the Pool