



Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

September 23, 2024, 5 PM

BOARD MEMBERS PRESENT: Kathy Hippensteel, Mike Zoretich, Paula Hoff, Ginny Bertoncino (by phone), Debby Castro

HOMEOWNERS PRESENT: Ken Huttel, Carman Padgett, Tom Krebs, Diana Love, Mike Wolfe, Leslye Lebakken, Romane Roman, Randy Vogel, Frieda Vogel

CALL TO ORDER: The meeting was called to order at 5pm by President Kathy Hippensteel.

Presidents Report: Kathy Hippensteel

Kathy and Paula attended neighborhood college classes regarding the running of HOAs. A couple of concerns have come out of those classes:

- Bill that was attached to new CCR rules for HOAs one being chicken coops allowed - It was suggested we take a close look at our CCRs
- Agendas for Board meetings need to be posted 48 hours in advance for the community to access
- Under the Corporate Transparency Act (CTA), all HOA board members are now required to file their driver's license information with the federal government by January 1, 2025. Failure to comply may result in fines of \$500 per day. New board members must be informed of this requirement as part of their onboarding process.
- Homes taken over by family or passed to family there is no transfer fee
- Sept 26th "Community Associations Deserve a Reserve" Neighborhood College class; Paula is attending.
- Sun Tree East has requested vendors' names and numbers. Board decided they would limit information given out.

APPROVAL OF MINUTES: May minutes were previously approved by the Board via email and are on the website.

COMMITTEE REPORTS:

Finance: Paula Hoff

Paula motioned to approve the July and August financials / 2nd Debbie / APPROVED

Kathy brought up the delinquent fees adding up we need to stay on top of that. IFPM will be sending out late notices.

Paula has collected information on rate sheets for CDs with 2 banks Alliance Bank and 1st Citizen Bank

There would be 3 signatures on the CDs so as Board members may change there will always be a current member on the CD. Also, No penalty for early withdrawal for HOAs.

Paula also attended a Neighborhood watch dinner where real time footage was discussed. Not only cameras are used by City of Scottsdale, but now drones will be used in emergency situations.

Architectural (ACC): Mike Zoretich

Guidelines for paint and pavers have been updated. All light poles in the community have now been updated and complete.

Regarding "No Soliciting" signs for both entryways. The first design was not approved by Scottsdale Ranch.

Will be approaching with 2 other designs and placement locations. Having these signs at the entry helps prevent handbills being left on doors, if they do get left on doors these signs will allow us to contact the city and report problems.

Still working on repainting the street sign poles. It may be possible to purchase the paint and paint ourselves.

Pool – Mike Wolfe

Salt Cell was replaced and new life-saving ring was purchased. County inspection was completed and pool passed. New covers for handrails have been ordered with possible covers for ladders added. Pool is currently set at 84 and will go to 86 in the winter.

Landscape: Randy Vogel

Lawns- Post-emergent applied to all grass areas for crabgrass. Fertilized lawn areas twice over the summer. Overseed Winter Lawns October-November.

Trees- Trimmed all Palm Trees (June). Pine Tree died (removed). Storm Damage (tree limbs 17) no trees lost from storms. Trimmed 7 trees \$1200 June. Olive Trees Scheduled for Thinning & Topping.

Landscape/Plantings- 10057 Calle de Cielo Circle Installed Pink Oleander
10071 Calle de Cielo Circle replaced Palo Verde
Schedule to replace approximately 25 shrubs (damaged by heat)

Sprinklers- ABC Water Works: Invoice discrepancy on unpaid invoice will be addressed.

Complaints/Request- Bees at the base of an Olive tree at Mountain View & San Salvador were taken care of

Request for brick border around a tree on homeowner lawn area (request denied).

Residents are reminded any landscape changes to the front yard must be approved in writing by the Landscape/ACC Committee before work is started.

Social: Ginny Bertoncino

The Spot for Steak and Whiskey social is planned for September 26th at 3 pm. A reminder will be sent out. Working on Gain night Oct 19th. Pizza will be provided. Please bring desserts and beverages. Week of November 18th there will be a holiday decorating party. Dec 12th is the holiday party and potluck. Help is needed to have pool socials during the winter months.

Communication: Kathy Hippensteel

Cars left in driveways and street have been broken into. Do not leave valuables in the vehicle.

Bulk trash pickup has been put out too early by homeowners. A reminder will go out in newsletter – only the Wednesday before pickup can it start to go out. Also Trash and Recycle cans need to be brought in the day of pickup.

Welcome Committee: Debbie Castro

Kathy will send a new resident address to Debbie, so she can send out a welcome letter.

OLD BUSINESS:

Curb painting of house numbers. Tom Krebs will be organizing this. Only homeowners who have responded to have their curb numbers painted will be done. When the weather cools an announcement will go out when this will take place. Homeowners can paint their own curb numbers by following the CdC guidelines. A kit is available for curb address painting from the city of Scottsdale.

NEW BUSINESS: As a board we will begin looking at the 2025 budget. A committee is being appointed. Integrity First will give suggestions for new budget then it will be reviewed and decided upon.

HOMEOWNERS FORUM:

Meeting adjourned at 6:05 pm

Next Meeting: Monday, October 28, 5 pm at the pool.

Respectfully submitted,
Frieda Vogel