

Casa del Cielo Homeowner's Meeting Minutes

April 17, 2016

The meeting commenced at 10:00 a.m. with a Board Educational presentation by Atty. James Hazelwood of Carpenter, Hazelwood, Delgado & Bolen. His presentation included, but wasn't limited to: *Duties of Board members, D& O Insurance, CCR's, Bylaws, Amendments, neighborhood issues and possible solutions, statues governing HOA's, speed limits inside CDC, number of people residing in homes, fines, liens, authority of ACC, and short term leases. Atty Hazelwood spent time answering questions from board members and residents. He did indicate that their website provides educational videos that are available for us to view whenever we would like.*

Call to Order: the official board meeting was called to order at 11:25 a.m.

Members Present: Barry Bader, Mike Wolfe, Lisa Schablowski, Hilda Banyon

Absent: Gordon Minier

Others Present: Ralph Balding, Ann Harris, Bob Bernstein, David White, Jeanne Viola-Balding, Ginny Sparks

Motion by Wolfe, seconded by Schablowski to approve minutes of March 20, 2017 meeting. **Motion carried.**

Present Bader introduced new board member and treasurer, Lisa Schablowski.

Social: Ann Harris reported she has purchased a coffee urn and would like to buy a hand held microphone/speaker for use at the pool functions. She also indicated that discussion has taken place regarding purchasing additional tables/umbrellas/chairs. After discussion, the purchase of additional tables/chairs/umbrellas was put on hold until the budget process in the fall. At this time, we do not know if funds are available for this type of purchase. Harris also advised that she has been soliciting input from residents on what type of social activities they would like to see and what they would participate in. At this point, she indicated she is not getting very much input. It was suggested she do a specific request in a newsletter. She plans to keep the Thursday evening pool parties and Saturday morning coffees going until no one comes. The annual spring workdate was held Saturday and was once again a huge success (thank you Jeanne Balding). The Board congratulated Ann on doing a good job with her new responsibilities as Social Chair.

Architectural Control: Bob Bernstein filling in for Minier presented the history of backyard gates and presented the proposed policy (attached). Motion by Wolfe, seconded by Banyon to accept the ACC's proposed policy regarding backyard gates. **Motion carried.**

Financials: Lisa Schablowski gave a brief update on the transition. She, Ann Couch and Vicki Spellman will meet after the 18th to finalize the transition. Schablowski will follow through with Spellman on the 2015 Audit and will present the final audit and Management letter to the Board. A brief discussion

regarding the 2016 budget process was held. Ann Couch will begin making payments, etc May 1. Schablowski will discuss with Couch what version of Quick Books she is on and let us know if we need to purchase Quick Books. Schablowski will look at our Insurance renewal information and advise the board if we need to bid this policy.

Pool: **Mike Wolfe** reported that the heater has been repaired once again. The heater needs to be replaced. Bader requested that Wolfe get 3 bids for replacing the heater and we will do an email approval process to get this taken care of during the summer months. Discussion regarding the temp of the hot tub was held. The ideal temp is 102 degrees. Upon his inspections, it has been at this temp.

Wolfe left the board meeting around noon.

Landscape: **Ralph Balding** reported that the tree next to the garage at 10096 E San Salvador Drive has been removed and will not be replaced (HOA expense). In addition, a survey of the Community has been done and a list of trees that have the potential of causing damage will be provided and letters sent to the homeowner's advising them of same and stating if they would like to remove the tree (at their expense) the HOA will look favorably at requests to replace the tree for them with one of the approved listed trees at HOA expense. (Bader will review and approve letter) Pine tree at 9370 N. 100th will be removed and replaced (\$600) with a tree of their choice from approved list. Balding said this tree was unlike the prior ones in that it is unsightly despite maintenance efforts; because it is detracting from the look of the community, the HOA will cover the costs. Funds for this are in the budget.

There was discussion of combining lot files which have been maintained separately by Vicki Spellman and the Landscape and ACC committees. Bader requested that Schablowski and Tom Hughes work together on getting the homeowner files put on an internet site that would be available for use by those needing history, etc.

Mailbox painting is not something we can do. This must be done by the Post Office who have not returned our phone calls. Jeanne has made contact with our Representative and he indicated he will pursue this issue with the post office.

The Landscape Committee has added two items to the approved list of plantings. The Mexican Bird of Paradise tree and Cascalote Tree. Request was made to have these added to web site (Banyon will handle)

After a meeting recently with Carter Weed Control, it has been determined they will take more control of our weed eradication – especially nutsedge.

The last leg of the irrigation system replacement will begin shortly and be completed by end of summer.

Discussion of installing a roof over the patio area to reduce sun took place. It was suggested that either the Landscape Committee or an ad hoc committee should be formed to solicit input on what the "needs" are in all seasons (e.g., shade, heating, rain protection, etc.) and to solicit proposals/prices for improvement options at various price points, to be considered as part of the budget process for 2017.

Balding will followup with Bader on whether Landscape can handle this or an ad hoc committee should be formed.

Communications: **Hilda Banyon** presented the concerns she received recently regarding the process for sending email blasts. After discussion, approval was given for board members, committee chairs and Shirley Ekvall (newsletter editor) to be able to send email blasts that pertain to their area of responsibility. The Communications team (Banyon/Ekvall) is available to help anyone who needs help sending out the blasts. It was stressed that senders MUST use the bcc (blind carbon copy) field in order to keep owners' email addresses confidential.

Nominating: **Hilda Banyon** advised that the Nominating Committee has met and will actively be recruiting volunteers from our community who are willing to serve in any volunteer capacity. The first step was to send out a message to the community that we are looking for volunteers and to contact us. To date, we have received no contacts. The Committee will now begin one-on-one conversations with residents. Banyon asked that any committee chairs advise her of needs so we can help fill them. (Landscape would like a couple more members)

The Scottsdale Community room has been reserved for January 17, 2017 for our annual meeting. Banyon asked Harris to handle refreshments.

Residents forum: Ann Harris inquired as to who owns the trees behind her home. Balding indicated that CDC owns them and maintains them.

Meeting adjourned 1:45 p.m.

Respectfully submitted,

Hilda Banyon, Secretary

Next Meeting: May 22, 2016 10:30 a.m. at the pool (Barry will confirm)