



## Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

May 23, 2022

**BOARD MEMBERS PRESENT:** Nadine White, Tom Krebs, Diana Love, Kathy Hippensteel, Debra Castro

**OTHERS PRESENT:** Ross Heyl, Scottsdale NH Watch Program Coordinator, Marcia Cherry, Susan Recsetar, Frieda and Randy Vogel, Mike Wolfe

**CALL TO ORDER:** The meeting was called to order at 4:56pm by CdC HOA President Nadine White

**APPROVAL OF MINUTES:** April minutes were approved via email.

**Neighborhood Watch Presentation:** Ross Heyl, Program Coordinator for Scottsdale NH Watch Program, kicked off the meeting by sharing information on how to start a NH Watch Program. Required is one meeting per year, selection of a Captain, who will keep communication open with R. Heyl on neighborhood safety issues and Co-captains on each street within the community who will be the liaisons between residents and the NH Watch Captain. Signs can be purchased for \$35 each to be placed through CdC. K. Hippensteel said she will share more information about the program and presentation in the newsletter

### COMMITTEE REPORTS:

#### Finance

N. White commented that the gas expense seems to be out of line with the budget and wondered why. R. Vogel noted that it should be reduced considerably in the summer when gas is not used, and the expense is averaged through the year. Diana Love, Treasurer, will review the gas expenses to confirm. N. White asked where the new heater expense shows up on the report. R. Vogel said it came out of the Reserves. D. Love noted it was paid last month and will double check. Discussion was held regarding delinquent HOA fees. N. White requested to get a copy of the Courtesy Notice the Property Management Company sends out, check the CCRs and determine other options the HOA has to collect payment. D. Love recommended the financials be approved for April. **T. Krebs motioned to approve the financials. K. Hippensteel 2<sup>nd</sup>. Motion approved.**

#### Architectural (ACC)

Tom Krebs, Architectural Control Chair (ACC), had nothing to report.

#### Pool

Mike Wolfe, Co-Chair of the Pool Committee reported the new heater will be shutting down for the summer. However, McCallum Pool Company reinforced that we need a new anode to deter corrosion on the heater. The board questioned why the need for an anode wasn't in the initial bid of the new heater. The board is taking it under advisement for more information. One light in the pool is out. McCallum recommends both lights be replaced with LED lights, which will be under warranty. **T. Krebs motioned to replace the pool lights with LED at the cost of about \$1,930, plus tax. K. Hippensteel 2<sup>nd</sup>. Motion approved.** With the recent influx of repairs to the pool and questionable service received by McCallum, the board requested bids from other pool companies.

#### Landscape

Randy Vogel, Landscape Chair, reported that summer color (flowers Vincus and Lantana) has been added to the pool area and entryways. Landscapers will be moving brick borders along grass & gravel areas along San Salvador to eliminate shaded areas with no grass. Lawns have been fertilized and a pre-post emergent has been sprayed to control weeds. Eleven

Eucalyptus trees are being topped and trimmed, the large Oak tree at 10084 E. Calle de Cielo is being trimmed and thinned. The large Mesquite tree at 10082 E. Calle de Cielo is being replaced with a 15 gal. Oleander tree. At 10097 San Salvador and 10050 San Bernardo, landscapers are replacing the AZ Ash trees with a Red Push Pistache tree. An Oleander tree was planted at 10087 San Salvador. The palm trees will be trimmed in May and June. A bid was received to remove two Olive trees in the park area and replace with one 48" Box AZ Ash tree, which is in budget and will take place soon.

### **Social**

There was no report on Social events.

### **Communication**

Kathy Hippensteel, Communications, reported that homes have been selling in the community. For the month of May there are a total of five home going through Escrow. Mike Wolfe has declined helping with the new Home Sale/Rental Chair position citing conflict of interest being in real estate. The board is still looking for someone to help with home sales. Meanwhile, Hippensteel will continue to help with the home sale duties including her regular duties of taking minutes, updating the website, developing the newsletter, answering emails and handling phone messages. If there is anyone interested in helping, please let the board know.

### **PRESIDENT'S REPORT**

Nadine White, President, developed a survey that the board reviewed and discussed. The purpose is to ensure residents are aware of community events and gain knowledge of what types of activities they would be interested in having in our community. Discussion was held about going door to door to present the survey and emailing it to homeowners. K. Hippensteel noted that she could put something in the newsletter about filling out the survey.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

None

**HOMEOWNERS FORUM:** R. Vogel commented that we are having guests of residents who are using the pool on a regular basis without the homeowner being present. The rules state that all guests must be accompanied by the homeowner when using the pool. He requested a reminder be put in the newsletter and a letter be sent to the homeowner when necessary.

**Meeting adjourned** at 6:28pm

**Next Meeting: Monday, September 26<sup>th</sup>, 5pm at the pool (The board is on break from meeting for the summer)**

Respectfully submitted,

Kathy Hippensteel