

Casa del Cielo Homeowners Association Meeting

January 17, 2016

Members Present: Barry Bader, Hilda Banyon, Gordon Minier, Vicki Spellman, Mike Wolfe

Others Present: Ralph Balding, Jeanne Balding, Ann Harris, Kim Boyd, David White, John Bauer, Shirley Ekvall, Steve Banyon

Call to Order: Meeting was called to order at 10:35 by Mike Wolfe.

Motion by Spellman, second by Bader to approve December 13, 2015 minutes. Unanimous approval.

Nominating Chair, Mike Wolfe, presented slate of officers for 2016. President – Barry Bader; Vice President – Mike Wolfe; Treasurer – Vicki Spellman; Secretary – Hilda Banyon; Member at Large – Gordon Minier. **Motion by Banyon, seconded by Minier to accept slate of officers. Unanimous approval.**

Wolfe presented slate of Chairpersons for 2016. Architectural Control – Gordon Minier; Landscape – Ralph Balding; Pool – Mike Wolfe; Social – Ann Harris; Communications/Nominating – Hilda Banyon. **Motion by Spellman, seconded by Wolfe to approve slate of committee chairs. Unanimous approval.**

Roster of Board Members/Committee Chairs/members attached.

Discussion ensued regarding having people serving on two committees. Bader asked each committee chair to recruit new committee members and that each Committee Chair “groom” a successor.

Bader asked that all Committee Chairs write up responsibilities for their areas to present at next month’s board meeting.

Old Business: Spellman asked to revisit the decision presented last month by the Landscape Committee regarding reimbursement of \$2000 toward driveway repairs caused by roots of an Association-maintained tree, since driveway maintenance is the owner’s responsibility. Several members said the Landscape Committee had made the decision in good faith, that it was reasonable given the circumstances, and the committee believed it was covered in the budget. After discussion, **a motion was made, seconded and passed, that in the future, any expenses that are not clearly addressed by the CC&R’s or Board Policy should come to the Board for approval, and further that any non-budgeted items must be presented to the Board for approval.**

To guide future decisions, Bader indicated that it would be helpful if we could get a clearer understanding of the Association’s liability and responsibility for damage to driveways, common walls, and other homeowner property caused by Association-maintained items. All board members were asked to review the CC&R’s in preparation for a discussion at the next meeting. Bader also will consult with the Landscape and ACC committee chairs prior to next meeting, and prepare an outline and questions for discussion. It was suggested that the Board may want to develop a number of specific questions concerning this topic, and ask legal counsel to come to a Board meeting to address these

questions and related matters in an educational presentation. Spellman reminded that if we want a legal opinion, we must seek that from our outside legal counsel.

Spellman reminded that Architectural Control meetings must be noticed to residents – when and where – and suggested that these meetings be held on weekends so that working residents can attend.

Architectural Control Committee: Minier indicated that backyard gates are currently being reviewed to see if they are feasible. Recently, a home did not sell because there wasn't a back yard gate. Bader would like to be part of the "walk around" to review homes. White volunteered to be part of this review group and will communicate with Balding in the event of landscape overlap. Wolfe indicated that if there are only 5-6 homes that would be approved for gates then his suggestion is 0 be approved. Bader commended the AC for taking a proactive approach on this issue and suggests that guidelines be drafted once the review is completed.

Finance: Spellman presented financials. No comments.

Landscape: Wolfe contacted Scottsdale Ranch to see if they have any suggestions or can help with the javalena issue. Their response "Sorry but....." The device that Tom Hughes placed at 100th Street is still standing.

Pool: Bauer reported that repairs are up and down...unpredictable.

Communications: Banyon will look into a "welcome package". It was mentioned that the provider's list on the web site is out of date. Banyon will talk with Palaich regarding the web site.

Nominating: Banyon nothing to report.

Social: Harris will meet with Bev Hewitt soon to go over all of the responsibilities, etc of the Social Committee. Next work day is April 23

Next board meeting: February 21, 2016 10:30 at the pool

Meeting adjourned 12:10 p.m.

Submitted by: Hilda Banyon, Secretary

