



**Board Meeting Minutes
Casa del Cielo Pool Ramada
Monday, February 26, 2024, at 5 pm**

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

HOMEOWNERS PRESENT: Marcia Cherry, Shirley Ekvall, Ken Huett, Leslye Lebakken, Gordon Minier, Carmen Padgett, Romane Roman, Maggie Skjerpung, Randy Vogel, Mike Wolfe

CALL TO ORDER: The meeting was called to order by Casa del Cielo Board President Mike Zoretich at 5:02 pm. He thanked everyone for attending the meeting.

APPROVAL OF MINUTES: Minutes of the January meeting were approved via email and are posted on the website at www.casadelcieloscottsdale.com.

COMMITTEE REPORTS:

Finance

Paula Hoff, Treasurer, reported no changes in the finances and motioned for the January finances to be approved. Kathy Hippensteel 2nd. Motion carried.

Architectural

Mike Zoretich, ACC Chair reported a couple of properties recently sold and needed inspections. Also, the ACC approved the use of dumpsters at two homes.

Pool

Leslye Lebakken, Pool Co-Chair, reported that the pool continues to need repairs and maintenance. Calcium buildup requires parts to be replaced on-going and the salt wears out the salt cell. The spa was recently backwashed and is 104 degrees (slightly over the approved temperature) and needs to be checked. The pool is very warm at 84 – 85 degrees. The spa light is out and needs to be fixed. A reminder needs to be given to residents in the newsletter that the pool gates need to be closed and locked at all times. Also, residents are not to touch the light fixtures on the spa walls. Leslye is looking into changing the key to the pump room since too many people have access.

Landscape

Randy Vogel, Landscape Chair, reported that the winter lawns are fertilized twice during winter. He has scheduled for weed control/spraying during the months of March or April. The olive trees have been sprayed to eliminate olives from growing, but some buds may still appear. He is looking into providing lighting to the common wall green belt, low voltage, down lighting. Frost-damaged shrubbery will be trimmed back thin to the base of the shrub. ABC Water Works has replaced the backflow valve in the pump room and the city of Scottsdale needs to install a backflow preventer at the water meter. Four main water line areas leaking by the curbs were repaired. Also, a resident reported a water leak curbside by their driveway which was repaired. Maggie Skjerpung reported that a tile was missing at the entryway. Randy said he would let Mauricio know about it. Randy requested \$2,244.90 (new requirement by City of Scottsdale) for a new pump. Paula & Mike will review the budget and capital reserves and provide options/recommendations at the next meeting.

Social Committee

Ginny Bertoncino, Social Committee Chair, reported that on Saturday, March 16th the Social Committee is planning a St Patrick's Day lawn party. Residents can bring their own drinks, appetizers, and desserts to share. She mentioned they need more help on the Social Committee and welcome volunteers. Paula said she would help. Other upcoming events include another GlowPutt Day (miniature golf) which is a money-maker for the Social Committee, an April Pool Party, and possibly

an outing to Don Bluth Theatre. She noted they are having a block party on her street Mission Lane on March 2 and encouraged other streets within Casa del Cielo to do that.

Communications

Kathy Hippensteel, Secretary/Communications Chair thanked Ginny Bertoncino for taking over the CdC Hotline and helping to answer calls that come in from residents and outsiders. She also thanked Debby Castro for taking over sending out the Welcome emails to new residents who move in and working to get a Welcome committee started. She noted that she had contacted APS about painting the street light poles that had rusted. APS asked her to submit the light pole numbers that need to be painted. Mike said he would contact and work with APS concerning the light poles. Kathy mentioned she will be working on the March newsletter.

President's Report

Mike Zoretich, President, reported that he gradually getting his hands around the workings of the HOA. He is looking forward to meeting with IFPM and Paula to get a better understanding of the financials of the HOA and get an update on the Reserve Study. On the community side, he is in touch with the city of Scottsdale and noted how they want to open the communication lines with residents. He will be helping to bring back information to Casa del Cielo.

OLD BUSINESS

Paula will be checking to see where the NH Watch signs have been installed in CdC. She is looking into having someone come and speak to residents on Crime Prevention.

NEW BUSINESS

There was discussion about repairing the storage/kitchen area at the Pool. Leslye LeBakken said she would look at it and come up with a recommendation. There was discussion about painting address numbers on the curb to generate revenue, but the idea was dropped due to liability and residents not in favor.

HOMEOWNERS FORUM

All concerns from homeowners were addressed during the meeting.

In summary, there were sixteen (16) items identified for the Board, including the Pool Committee to address. Going forward, the Board will provide status, updates, adds, and edits to this task list as part of the Board minutes. Refer to the next page for details. If you have any questions, feel free to contact Mike at 847-508-2908 and/or email @ mike.p.zoretich@gmail.com.

The meeting adjourned at 5:53 pm.

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Follow-up duties and questions for review and action

#	Follow-Up/ Action Items	Owner	Description / Actions Required	Next Update
1	NH Watch Signage	Paula	- Signage research (amount paid, # of signs, additional signs, location).	March Board Meeting (BM)
2	Streetlight Poles – Painted	Mike	- To confirm what APS provides or other options.	March BM
3	In Front of House Sidewalk Repairs Communication	Kathy	- Develop content for March newsletter for residents to contact the city to repair sidewalk.	March BM
4	Pool Operating Rules Communication	Kathy	- Develop content for March newsletter about pool operating procedures (temperature, lamp, gate closure, absence of Lifeguard, etc.)	March BM
5	Additional Revenue Generation Ideas	Mike	- Validate the types of additional revenue opportunities & develop potential list of ideas to generate additional social funding.	March BM
6	New Pool Pump – Requirement	Paula	- New city requirement (01/24). Randy requested ~ \$2,250 (unplanned in 24' budget) for a new pump. - Review budget & capital reserve options /recommendations at next meeting.	March BM
7	NH Watch – Police Update	Paula	- Arrange a representative from the police department to provide updates at the next meeting.	March BM
8	NH Watch – How it Works?	Paula	- Document a one pager describing committee, how it works); Present at next board meeting.	March BM
9	April Social	Ginny	- Provide details regarding social event for April	March BM
10	Tile Repair	Randy	- Resident mentioned a tile needs repair at entrance to the community.	March BM
11	Social Event March 16 th Communication	Ginny	- Develop communication announcing neighborhood social event on March 16 th @ park by pool. Work w/ Kathy to send communication.	No Update Needed - Closed
12	Storage Room	Pool Committee	- Options to improve cleanliness & additional venting for pool room (include Randy on options)	April BM
13	Home Sales Fees	Mike / Paula	- Will review with Gisele 3/15/2024 financial review meeting to see if upward adjustments are possible to align with market rates? For example, Tenant Registration Fee of \$25.	April BM
14	Reserve Study Comparison	Mike	- Provide a summary comparison of the two reserves studies completed in 2018 and Dec 2023	April BM
15	Welcome Token Gift Options	Debbie	- Develop i) standard welcome letter; ii) token welcome gift; iii) annual social party.	April BM
16	Discount Coupons	Mike	- Canvas merchants for new & existing resident potential discounts.	April BM
---	SRCA Updates	Mike	- Regular meetings with SRCA board & community members to provide updates monthly & quarterly.	Board Meetings