

**Board Meeting Minutes
Casa del Cielo Pool Ramada
Wednesday, December 20, 2023 at 5 pm**

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

HOMEOWNERS PRESENT: Randy Vogel, Mike Wolf, Shirley Ekvall, Travis Walker, Diana Love

CALL TO ORDER: The meeting was called to order by Casa del Cielo Board President Tom Krebs at 5 pm.

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

PRESIDENT'S REPORT: Tom reported that he will not be Chairman of the Architectural Control Committee after the January board meeting since he will no longer be a board member. The ACC Chairman is required to be a board member. He can still be on the committee, but the board will need to find a replacement.

Tom asked if it was time to replace the lock to the kitchen and have new keys made? Ginny noted that too many people have keys and it needs to be changed. **Debby Castro motioned to replace the lock to the kitchen and have new keys made for the board. Ginny Bertoncino 2nd. Motion approved.**

COMMITTEE REPORTS:

Finance

Paula Hoff, Treasurer, recommended and motioned that the November financials be approved. Kathy Hippensteel 2nd. Motion approved. Paula Hoff also motioned to provide a \$50 gift card to Gisele at IFPM. Debby Castro 2nd. Motion approved.

Architectural

Tom Krebs, ACC Chair reported that there are no outstanding issues concerning the ACC. He is in the process of organizing the ACC files and looking forward to training whoever takes his place.

Pool

Mike Wolf reported that a salt cell went out in the pool. It is plastic and was repaired under warranty. Also, the shower handle was not working along with the thermostat. Both were fixed and covered by warranty. He fixed the lock on the pool gate which got broken and paid \$300 out of his own money. Paula will follow up to make sure he gets reimbursed.

Landscape

Randy Vogel, Landscape Chair, stated there were not many updates from his November report. Desert Villa Landscaping did receive their holiday gifts. They are looking into creating a flower bed outside the pool entrance facing San Salvador to spruce it up since it's a focal point when driving on San Salvador.

Social Committee

Ginny Bertoncino, Social Committee Chair, reported that the Holiday Party was a huge success and received positive comments from the community. Tom thanked Ginny and shared how much he enjoyed the event. Ginny noted they didn't use all the bottled water so it's being saved for the annual meeting. She thanked Randy for helping to hang the community decorations. Discussion was held about eventually replacing the current decorations.

Communications

Kathy Hippensteel, Secretary/Communications Chair reported she's working on the newsletter for yearend and will be including a blurb about the Facebook Group that Shirley Ekvall will be monitoring. The board agreed it would be okay to mention the Facebook Group and include a disclaimer. She noted that Scottsdale Ranch asked for an updated article on the Neighborhood Watch program to be included in the February/March magazine. She will get with Paula and write a brief article for the magazine.

Nominating Committee

Diana Love, Nominating Chair, reported that the nomination process is going as planned. The ballots are ready to be printed and will be going out by January 2nd. The deadline to have them returned is January 13th and if ballots are dropped off at Randy's house—the deadline is January 14th. Randy noted the cost to mail the ballots is around \$450.00, something to keep in mind.

OLD BUSINESS

Neighborhood Watch-- Paula Hoff reported that the Neighborhood Watch signs have been purchased and locations have been determined where they will be hung. The city will be installing them soon. The board was informed about a Neighborhood Watch Crime Prevention Presentation on January 25th, deadline to RSVP is January 19th. An email will be sent out to residents. Anyone who wants to attend is welcome.

NEW BUSINESS

The Capital Reserve Study has been sent to the board and can be discussed in the February meeting when the board has had a chance to review it.

HOMEOWNERS FORUM

Travis Walker questioned the integrity of the CdC HOA in previous years based on "what he had heard." The board and residents who were present declared the comments untrue to their knowledge. However, residents can check with Scottsdale Ranch Community Association for any previous legal issues concerning Casa del Cielo HOA. Casa del Cielo HOA was formed in 1984 and is strong and stable.

The meeting adjourned at 5:26 pm.