



**Board Meeting Minutes**  
**Casa del Cielo Pool Ramada**  
**Thursday, November 30, 2023 at 5 pm**

**BOARD MEMBERS PRESENT:** Tom Krebs, Paula Hoff, Ginny Bertoncino, Debby Castro, Kathy Hippensteel

**HOMEOWNERS PRESENT:** Carmen Padgett, Nadine White, Marcia Cherry, Randy Vogel, Frieda Vogel, Mike Wolf, Gordon Minier

**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 October meeting were approved via email and are posted on the website at [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com).

**PRESIDENT'S REPORT:** Tom opened the meeting by informing those residents who were present to please raise their hand to be recognized if they have a question and to state their name and address before speaking.

**COMMITTEE REPORTS:**

**Finance**

Paula Hoff, Treasurer, noted that she is waiting to have the Reserve Study completed which will be after January. She will have more information at the Annual Meeting in January. **Paula Hoff recommended and motioned that the October financials be approved. Ginny Bertoncino 2<sup>nd</sup>. Motion approved.**

**Architectural**

Tom Krebs, ACC Chair reported that the Architectural Control Committee met for the second time to discuss the painting of "popouts" and to distinguish what is considered a "popout". A discussion was held. **Ginny Bertoncino motioned that all popouts should be painted the same color as the body of the home and Debby Castro 2<sup>nd</sup>. Motion approved.** The painting palette forms on the Scottsdale Ranch and Casa del Cielo websites will be updated to reflect the change.

**Pool**

Mike Wolf reported and noted that Leslye is back but broke her foot and was unable to attend. He noted everything is fine with the pool, but the spa light is out. He is checking on it. Maria Chavez, who cleans the pool area (bathrooms, kitchen, shower, chair cushions, etc. weekly requested an increase from \$60 to \$100 per week. The board has agreed to negotiate a lesser rate and research options for a new cleaning person.

**Landscape**

Randy Vogel, Landscape Chair, noted that landscaping is under budget for the year despite the number of plants/trees lost due to the extreme heat over the summer months. The winter lawns have been fertilized and are now established. They are evaluating the trees in the community to determine which ones need to be thinned staying within budget. The pool area pots and entry flower beds are being planted with seasonal flowers and they are continuing to replace the shrubbery which had died during the summer heat. ABC Water Works is scheduled to replace a valve in the pump room.

A homeowner complaint was received concerning gasoline-powered blowers being used in CdC creating noise and pollution. The board discussed the options and determined 1) the city ordinance does not address noise or air quality when using gas blowers 2) residents are exposed to the noise of blowers from neighbors' landscapers in their backyards and landscapers tending to common areas and outer street areas and, 3) Casa del Cielo HOA is responsible for the front yard of every resident. If landscapers do not blow with gas-powered blowers, they would need to rake which would increase the cost. Gordon Minier expressed he did not want the rules of the contract for landscapers changed. The board expressed its support for Randy and Desert Villa Landscaping with no changes concerning gas-powered blowers and asked Randy to get back to the homeowner.

Randy requested holiday gifts for Desert Villa the same as last year. **Debby Castro motioned to provide Desert Villa with the same holiday gift as last year in the amount of \$225. Ginny Bertoncino 2<sup>nd</sup>. Motion approved.**

#### **Social Committee**

Ginny Bertoncino, Social Committee Chair, noted we had 43 responses so far for the Holiday Party. She thanked Paula and Debby who had agreed to help. She requested another email be sent for attendees to choose lasagna or eggplant parmesan, bring a dessert (if they choose), and sign the Scottsdale Ranch event waiver.

#### **Communications**

Kathy Hippensteel, Secretary/Communications Chair reported that Shirley Ekvall has created a Casa del Cielo neighborhood group on Facebook. Residents who are active on Facebook can join the group and share information. Shirley is the administrator and will monitor all content and who can be a member. No ranting will be allowed. It is a place for residents to share photos, list things for sale, contractor referrals, etc. Carmen Padgett expressed her concern for privacy and security. The board agreed information to be included in the newsletter for residents to use at their discretion.

#### **OLD BUSINESS**

Paula Hoff reported that the G.A.I.N. event was a huge success. Block Watch Captains have been determined and CdC will receive five (5) Neighborhood Block Watch signs to be put up throughout the community. She requested the board let her know where to place the signs.

#### **NEW BUSINESS**

Budget—the current budget would have fallen over \$7K short if it remained the same for 2024. Discussion was held regarding increasing the HOA assessment dues. **Ginny Bertoncino motioned to increase the HOA assessment dues 5% from \$137.00 to \$143.85 effective January 1, 2024. Paula Hoff 2<sup>nd</sup>. Motion approved.** A letter will be mailed to residents from IFPM noting the increase.

Nominating Committee—there was no report.

#### **HOMEOWNERS FORUM**

Nadine White noted a possible problem with roof rats and saw small black boxes in some communities to deter infestation of rats and wondered if the HOA would consider purchasing them for our community. Tom Krebs requested Nadine get bids and bring them back to the board for consideration.

The meeting adjourned at 5:59 pm.

**Kathy Hippensteel motioned to move the next board to Wednesday, December 20, 2023 @ 5 pm due to Christmas falling on the last Monday of the month. Ginny Bertoncino 2<sup>nd</sup>. Motion approved.**