

CASA DEL CIELO BOARD MEETING

January 29, 2017 10:30 AM

PRESENT: Barry Bader, Lisa Schabloski, Bob Bernstein, Hilda Banyon and Debra Castro

ALSO PRESENT: John Bauer, Ken Huett, Shirley Ekvall, Ann Harris, Romane Roman, Gordon Minier, Leslye and Ron LaBakken, Ralph & Jeanne Balding, and Ed Burke.

CALL TO ORDER: Bader called the meeting to order at 10:30 AM.

Motion by Banyon, seconded by Castro, to approve the 12/18/2016 minutes with the following correction: correction to title of minutes document; change word from "Homeowner's" to "Board". Motion carried.

Nominations Committee: Motion by Banyon, seconded by Castro to approve the committee appointments and board officers list as attached. Motion carried.

Banyon updated the committee charters for the pool, social and facilities planning committees and noted that the workday event has been moved to Landscape from Social. For planning purposes, an Ad Hoc Committee for Long Range Planning was added as a separate committee. Committee descriptions were revised as to what is each committee's responsibility.

Motion by Banyon, seconded by Schabloski, to approve the updated committee charters with the following corrections: correction to Jeanne Balding's, workday chair, email address. Motion carried.

Pool Committee: Minier reported that the pool lights are out and must be replaced. Recommendation is for LED lights (colored) which will fit into the old niches. New gate closures are on order - \$152 for both. A new door is needed for the pool equipment room that will allow air to flow in and out. Cost is \$1000 plus installation. The bubbler on the spa will not be replaced at this time. We will be switching to a salt chemical feeder for the pool and spa. (old chlorination system will stay in place in the event of breakdown with the sale feeder) Payback is 2-3 yrs and this will have a 1 year warranty. Salt system is much better for users as it won't dry out the skin. Cost is \$1750 (\$200 county fee). Minier also recommended that we use a product called "Keep in Heat" to help reduce the gas bill. Cost of the product will be less than \$100/yr. We will assess the effectiveness after using for a year. The pool service contractor will put the product into the pool as part of their service. Most of these expenses fall under the previously approved \$8000, with the balance coming from reserves.

Motion by Banyon, seconded by Bader, to approved the replacement of the door to the equipment room at an estimated cost of \$1,200. Motion carried.

Bader stated that other pool improvements approved last year were moved under the Ad Hoc Committee and will be executed in May if it makes sense to do so.

John McCallum, pool service contractor, is taking care of the two violations found by the county inspector: missing spa tiles and a glass bottle in the trash. Residents will be reminded of the no glass policy via newsletter.

Architectural Control Committee: Bernstein reported that the committee met January 26, 2017. Security front door requests will be considered on a case by case basis rather than adding a policy.

There was a request for an exterior shed for trash receptacle storage. Scottsdale Ranch did not approve nor will our committee. Bader informed the board that there is a slimmer recycle container available from the City of Scottsdale at a cost to the homeowner which could reduce the space needed in the garage.

There was a request for repainting of certain interior sections of the CDC pool area. Once it was determined that a new ad hoc committee has been formed, this request was tabled.

Landscape Committee: Balding provided a written report for the board. The tree trimming is 60%-70% complete. The discussion of artificial turf has been tabled. Palo Verde trees have been added to the Approved Trees list. Olive trees will be sprayed the end of February.

Discussion of the problem with javelinas in our community followed. There was a reported attack on a homeowner and her dog. Castro stated that she sees javelina on her street very often and on two occasions was chased by them. A letter has been drafted (attached to minutes) to send to the City of Scottsdale requesting, for the safety of our homeowners, the installation of metal grates for the storm drains in the wash that goes through our community.

Motion by Bader, seconded by Schabloski, to approve the letter from our board to the City of Scottsdale's Senior Civil Engineer, requesting the installation of metal grates to the storm drains in the wash. Motion carried.

Finance: Schabloski stated that the current financial statement is the same one that was presented to homeowners at the annual meeting. Our net to reserve was \$12,057 as of December 31, 2016.

Schabloski suggested that we post the HOA fees and how they are assessed on the website. We should also post the new approved disclosure fees for relators.

Schabloski stated that there is one homeowner who is a year in arrears on HOA fees and needs to be sent a collection letter. She suggested that this issue be discussed next month.

Communications: Bader presented the draft of the communications plan. Bader discussed the advantages and disadvantages of our five current means of communicating to homeowners: newsletter, email blasts, pool posted notices, website and telephone hotline. Going forward for 2017, the plan will be a more of an integrated process. The newsletter will be discontinued. The email blasts will become our Community Bulletin and be incorporated into the website. Pool posting will still be utilized as well as the telephone hotline with an upgraded voicemail system.

Bader reported that when he met with Century Link for the new modem and business setup for the phone, it was discovered that the phone was inoperable. Bader reported that he will purchase and install a new telephone. When the setup is complete the system will have a virtual receptionist that transcribes voicemail and sends the message to an email address. Messages can be sent to the appropriate committee chair. Bader check on a call forwarding function.

The hotline is an easy way for homeowners to report problems, but it does require one person on the board to monitor all calls at least daily, and then refer to the appropriate person. Bob Bernstein will continue to monitor the hotline for the next 30 days. Once all the new services are in place, Bader will advise the new procedures.

Bader stated that for better outreach, a new resident welcome packet will be sent to new residents. Banyon will update the resident list.

Schabloski stated that Ann Couch, our CPA, sends out a new owner form and incorporates the information she receives in QuickBooks.

Shirley stated that she would like to be part of the Communications Committee. Bader asked her to reach out to Banyon.

Motion by Bader, seconded by Banyon, to approve the Communications Plan for 2017. Motion carried.

Social: Banyon discussed the rotation of the pool social and morning coffee events. The issue of moving the events to a homeowner's home was recently raised due to the possible liability that could be incurred to the homeowner. It was suggested that we have a policy, but Harris stated that she thought one already existed. She will research and get back to the board. Bader suggested that this item be tabled for now. If there is inclement weather the event can be cancelled to solve the issue of liability if moved to a private home. Balding asked if our insurance covers residents who work on "work days" around the community. Schabloski will check with our insurance carrier. Bader stated that our D & O insurance extends to committee members.

Ad Hoc Committee: Burke headed the discussion of the short and long term plans for our aging, 30 year old community. We need to look at the whole picture and create a clear plan. Building an enclosed area, new furniture, kitchen and bathroom upgrades were all part of the ideas put forth. There are 150 homes in our community and we need to find out what percentage of our homeowners use the pool. A questionnaire was suggested. Burke stated that an email will be going out this week with a brief survey addressing the same. Bader asked the Board and residents for their vision for the pool area. Bader asked Schabloski to prepare financials for pool project.

Old Business: The board calendar for 2017 is approved and will be posted to the website. It was once again pointed out that our mail boxes really need to be painted. However, we are at the mercy of the post office as this is their responsibility.

The issue of people walking their dogs and not picking up after them was discussed. Balding will check into some type of baggie holder that we would locate throughout our community. No picking up after your dog is illegal and if people see this being abused, feel free to report to local police.

The purchase of a portable microphone with speakers for the pool area will come from the social budget and be purchased by Ralph Balding. Cost will be \$150-\$200.

New Business: Castro reported that there were 2 mailboxes broken into last evening. She will ask one of the homeowners to report the incident to the post office as well as Scottsdale police. The homeowner is responsible for replacing the locks on their boxes.

Homeowner's Forum: nothing.

Meeting adjourned 12:50 PM.

NOTE: NEXT BOARD MEETING WILL BE February 26, 2017 AT THE POOL AT 10:30 A.M.

Hilda Banyon, Board Secretary