



Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

May 20, 2024

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

HOMEOWNERS PRESENT: Marcia Cherry, Mike Wolfe, Leslye Lebakken, Romane Roman, Randy Vogel, Frieda Vogel

CALL TO ORDER: The meeting was called to order at 5pm by President Kathy Hippensteel.

Kathy presented a change that has been made in the positions of the board:

President: Kathy Hippensteel
Vice President / Social: Ginny Bertoncino
Member at Large / ACC: Mike Zoretich
Treasurer: Paula Hoff
Secretary: Debra Castro

APPROVAL OF MINUTES: April minutes were previously approved by the board via email and are on the website.

COMMITTEE REPORTS:

Finance - Paula

Paula motioned to kill the motion passed during April's meeting to pursue other management companies at this time. Ginny seconded. Discussion was held. Mike wanted to make clear that he was not in agreement with not pursuing other management companies and did not feel comfortable with Integrity First's (IF) response to the questions he had regarding the financials. The board agreed to continue seeking answers from Integrity First as needed. Kathy thanked Mike for his work on finding discrepancies with financials and was happy with the corrections they made. Paula noted she would look into having a full audit of the financials for 2023, check into getting copies of the utility bills (gas) for an increase in the 2025 budget projection, and provide information to the board on investment CDs for HOAs. **The motion passed 3 in favor 1 opposed.**

Architectural (ACC) - Mike

There was an incident on our entry at 100th St and Via Linda. A car ran into the wall and took out some bushes. Mike will be looking into this and dealing with the insurance company. A report on the incident has been requested from the Scottsdale Police Department and will be provided to the board and insurance company upon receipt. Plans are being made to make the repairs. All light poles in and a couple outside the community have been sanded, primed, and painted by APS. One light pole was replaced and all of the lights are being updated with the latest LED lights made available by APS. Still working on getting the street sign poles redone. ACC will have a meeting in June and one item being discussed will be updating the 2017 paver guidelines and updating the front door policies to include the color "Black" to the allowable color palette. Mike will also be looking into a policy for residents to remove tiles, stucco, and painting over. These updates to the existing ACC policies and guidelines will be presented to the Board in the fall when Board meetings resume.

Pool

Mike Wolfe, Co-Chair of the Pool Committee reported that McCallum replaced temperature sensor for pool which was corroded. Pool temp is now set at 82. Also reminded homeowners when leaving bathrooms or outside gates be sure doors and gates are closed and locked.

Landscape

Randy Vogel reported: Lawns have been sprayed with pre-emergent to help control weeds. 3 large oaks have been trimmed. Trimming was done on trees around light poles to facilitate painting. Seasonal flowers are scheduled to be planted at entryways and pool area. 2 backflow assemblies required repair by City of Scottsdale to pass inspection. Reported vandalism on one backflow assembly with repairs made by ABC Water Works. Invoice to be given to Mike for possible insurance reimbursement. Bees were reported in 2 locations on the property and have been removed. Reminder any landscape changes to the front yard need to be approved by the landscape/ACC committee before work is started.

Social

Ginny Bertoncino reported the last luncheon was well attended. Happy hour is being planned at La Fonda. Working on monthly gatherings near the neighborhood.

Communication

Kathy Hippensteel, reported she is working on the newsletter and one of the items to included will be regarding information on rentals.

Welcome Committee

Debbie Castro was not available for a report.

OLD BUSINESS

Mailboxes – it is important for homeowners to know we cannot tape flyers to the mailboxes. It will do damage to the paint. This may be included in the newsletter.

NEW BUSINESS

No Solicitation Signage at entryways is still in progress. Ginny found it can be no bigger than 11x14. It was questioned that it must include City of Scottsdale statute numbers.

Kathy asked Mike if he would check into that and get pricing.

Curb address painting. There was a response of 12 people that would request their address to be repainted on their curb, and 3 volunteers to help paint. Tom Krebs has volunteered to head this up.

HOMEOWNERS FORUM:

Meeting adjourned at 5:44 pm

Next Meeting: Monday, September 23, 5pm at the pool.

The board of directors will not be meeting during the summer months, but will continue to be available.

Respectfully submitted,

Frieda Vogel