



Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

April 25, 2022

BOARD MEMBERS PRESENT: Nadine White, Tom Krebs, Diana Love, Kathy Hippensteel, Absent: Debra Castro

OTHERS PRESENT: Ginny Bertoncino, Marcia Cherry, Carmen Padgett, Anita Romanowski, Maggie & Dale Skjerping, Randy Vogel, Mike Wolfe

CALL TO ORDER: The meeting was called to order at 5:01 pm by CdC HOA President Nadine White

APPROVAL OF MINUTES: March minutes were approved via email.

COMMITTEE REPORTS:

Finance

Diana Love, Treasurer, reported that the Finance Committee met and discussed having specific areas such as Pool Committee, and Landscape (Grounds) Committee review the 2018 Reserve Study online to ensure it is sufficient due to inflation and the cost of materials/labor going up. Randy Vogel commented that the Reserve Study is done every five years. Diana recommended the financials be approved. **K. Hippensteel motioned to approve the financials. T. Krebs 2nd. Motion approved.**

Architectural (ACC)

Tom Krebs, Architectural Control Chair (ACC), had nothing to report.

Pool

Mike Wolfe, Co-Chair of the Pool Committee reported there is one pool light out. McCallum (our pool maintenance company) is recommending both lights in the pool be replaced with LED lights when we decide to replace them. The cost to replace both lights is \$1,000, not including labor. N. White asked for M. Wolfe to find out what the cost of a standard fixture installation and if there are any warranties.

Landscape

Randy Vogel, Landscape Chair, reported that February – April all the dead branches are trimmed back from the shrubs. Areas trimmed will be alternated to show color throughout the community. May starts the summer contract monthly trim cycle. Lawns have been fertilized and a post emergent has been sprayed in gravel areas to control weeds. A bid was received to trim Eucalyptus trees along 100th Street, Via Linda and inside CdC. A large oak tree is set to be trimmed at 10084 E. Calle de Cielo Circle. A resident asked him about removing more Olive Trees in the common areas and the board agreed for him to continue with the plan that was approved by the previous board. N. White suggested replacing with another tree other than the Palo Verde, which he will look into. Yearly vacuum breaker inspections were done with regard to sprinklers and passed. The following was reported to the city of Scottsdale: APS box leaking at 10075 E. Calle de Cielo, a light pole leaning at 10056 E. San Salvador, and replacing blue reflectors in the street near the fire hydrants (this has since been completed).

Social

Ginny Bertoncino reported on behalf of Shirley Ekvall, Social Chair that the last social held on a Thursday had a small turnout. Discussion was held about having off site activities and reasons why residents may not attend events. N. White volunteered to develop a questionnaire to find out what interest residents regarding social events.

Communication

Kathy Hippensteel, Communications, reported that she has updated the website to include the new Character Study and new policies on garage doors and front doors. She is working on the April newsletter and will have it out this week. (The newsletter has since been published). As previously discussed, she developed a new position that helps with home sales and rentals in CdC and reports to the ACC Chair. Mike Wolfe was volunteered to take on the new position. He and Tom Krebs will be meeting to discuss the duties of the new position.

PRESIDENT'S REPORT

Nadine White, President, didn't have anything to report at this time.

OLD BUSINESS

NH Block Watch—still in the works to plan something in the Fall.

NEW BUSINESS

No new business to report.

HOMEOWNERS FORUM: A resident asked about the hole in the wall on 100th Street that has been there for over a year. It was noted that a pool is being installed and homeowners have asked for a couple extensions due to contractor issues. It will be brought to Scottsdale Ranch for review.

Meeting adjourned at 6:06 pm

Next Meeting: Monday, May 23rd 5 pm at the pool

Respectfully submitted,

Kathy Hippensteel