



Board Meeting Minutes

Location: CdC Pool Ramada

September 27, 2021

BOARD MEMBERS PRESENT: Randy Vogel, Nadine White, Tom Krebs, Diana Love, Kathy Hippensteel

OTHERS PRESENT: Ginny Bertoncino, Debra Castro, Marcia Cherry, Carolee Cruse, John Hippensteel, Ken Huettl, Ron & Leslye Lebakken, Katy Lindberg, Oda Lomax, Ernie & Sue Recsetar, Pat Rennert, Romane Roman, Anita Romanowski, Karen Samfilippo, Linda Scanzello, Maggie & Dale Skjerpig, Frieda Vogel, Travis Walker, Dave White, Mike Wolfe

CALL TO ORDER: The meeting was called to order by Randy Vogel, President at 5 pm.

APPROVAL OF MINUTES: May minutes were approved by the board via email.

COMMITTEE REPORTS:

Finance

Tom Krebs, ACC/Treasurer, reported that the financials for CdC are consistent with August 2020. **Tom motioned to accept the financials; 2nd by Nadine White. Motion carried.** Randy Vogel mentioned he received the annual audit report for 2020, which met with conformity per accounting principles accepted by the United States of America. The audit report is available for residents at <https://members.integrityfirstpm.com>.

Architectural

Tom Krebs, Architectural Control Chair (ACC), reported the quarterly ACC meeting was held last week. Discussion was held on a solution for the dead grass that occurs every summer in front yards under large canopy trees. It was decided pictures will be taken of those addresses with grass in the worst condition for possible landscape changes. See ACC Minutes on the website. The mailboxes will now arrive October 1st from the manufacturer. More information will go out to residents with a timeframe for installation. It was noted that some garage doors have been replaced without prior approval. Scottsdale Ranch is reviewing the homes in question and will report back. A reminder will be posted in the newsletter that all garage doors need to be approved by the ACC at Scottsdale Ranch, then the CdC ACC. The original garage door design is no longer available. It was decided to select three garage door designs for approval and develop a garage door policy. Tom Hughes/ACC requested the faded curb street numbers be painted. Stencils are stored in the pool room and volunteers are welcome to help. Decorative emblems are not allowed. There would be no charge to residents.

Pool

Randy Vogel, Pool Chair, reported that four pool keys have been given to homeowners. Mike Wolff has extra keys. The pool needs to be acid washed and a bid was for \$1,280. **Tom Krebs motioned to approve the bid of \$1,280 for the pool to be acid washed; 2nd by Kathy Hippensteel. Motion carried.** Randy noted that it will be scheduled October/November timeframe. Bob Bernstein volunteered to descale the tile, saving the HOA \$450. The board was very appreciative and thanked Bob for volunteering. All residents are asked to please shower before going in the pool to help maintain its chemical balance. A sign will be posted in the pool area.

Landscape

Randy Vogel, Landscape Chair, reported that we received more rain this year and with that comes more growth. There were 22 trees trimmed, 9 Palo Verde, 3 Ash, 3 Pine, 4 Oak and 3 Ficus. Four trees fell over, with one breaking the guardrail near the wash on San Salvador, which the city of Scottsdale repaired. Two trees have been replaced and others will be replaced when the weather cools. All fruit has been picked, letters were sent to homeowners missing the deadline and volunteers offered to pick fruit for those unable. Weeds (nut grass) were sprayed 8/19/21. Bees were removed at entryways three

times. Reported street light outages were taken care of, and one street light pole that is leaning has been reported to APS. Over-seeding of winter lawns is scheduled the first of October.

Social

Nadine White, VP and Social Director, reported she has been unable to reach Shirley Ekvall who previously helped with social events. She will contact her when she returns. Nadine recommended residents can participate in G.A.I.N. (Getting Arizona Involved in Neighborhoods) annual parade event on October 16. More information will be posted in the newsletter. The board agreed to move forward with Neighborhood Watch. Nadine asked Kathy Hippensteel to contact the Neighborhood Watch coordinator to schedule a day/time to present information for those residents interested in participating. Randy noted there is a \$1,200 annual budget for social events. Nadine mentioned volunteers of social events could possibly help spray the addresses on curbs. Kathy Hippensteel will post a blurb in the newsletter calling for volunteers to be on the social committee.

Communication

Kathy Hippensteel, Communications, welcomed all new residents who moved in during 2020 and when the COVID restrictions were in full force. New welcome packets were sent out from Hilda, and if there is anything you need going forward, please email casadelcieloscottsdale@gmail.com or call the hotline at (480) 767-5940 and we'll get back to you as soon as we can. A reminder to please visit our website (www.casadelcieloscottsdale.com) for CCRs, forms, etc. The ACC minutes are posted to the website. A special thank you to Sandra Palaich for all her help with the website. There is a new front door color that was approved by Scottsdale Ranch over the summer. It is Black DEA002. We are working on adding it to the website. It was noted that the scheduled Brush Pick up during monsoon season was late due to crews being called out to remove toppled trees and debris in the area. Resident Leslye Liebakken also reported that beginning November 1st the recycle day for Casa Del Cielo will change from Friday to Thursday.

PRESIDENT'S REPORT

The last 18 months have been trying times for all of us. As a board, we tried to make our decisions based on the recommendations given by the city, state and county on how to best stay safe. I would like to thank the board members of 2020 and 2021 for their commitment to being on the Casa del Cielo board during troubling times. As president, I would like to say I appreciate their commitment and desire to bring community and continuity to Casa del Cielo. The three new members have jumped right in to learn the community and have even attended zoom classes to become more educated in HOA practices. So, a big shout out to our committee members:

Nadine White – Vice President / Social
Tom Krebs - Treasurer / ACC Chairperson
Kathy Hippensteel - Communications
Diana Love – Member at Large

Thank you for your time and commitment.

There will be one open space for a 2022 CdC board. If you are considering being on the board, we will be sending out information on how to apply or nominate a person of interest. Board positions are decided by the board, after elections at the annual meeting.

As we move out of summer, we look forward to starting up social events again and reconnecting with homeowners. Stay tuned for more information.

Just a reminder when making changes to your home. Any upgrades or improvements to your home need to be approved first by Scottsdale Ranch, which then will send their results to Casa del Cielo ACC for approval. (Painting, new windows, garage doors, lights, etc.)

Any desired changes to landscape in the front of your home needs to be approved by the ACC/Landscape committee. These do not need to go thru Scottsdale Ranch first, but do need to have the Landscape Change Form submitted for approval. Both these forms can be found on CdC website: www.casadelcieloscottsdale.com

The weather will be cooling down soon but know the pool is heated thruout the winter months for your enjoyment.

Thank you all for your input and suggestions for keeping Casa del Cielo the small town like community in the larger metropolitan area.

Respectfully,

Randy Vogel
CdC President

OLD BUSINESS

Mailboxes are due to arrive October 1st from the manufacturer. First, concrete slabs for two units need to be jackhammered out and repoured. Residents with mailboxes at those sites will be notified ahead of time of any disruption in service.

NEW BUSINESS

Neighborhood Watch—Kathy Hippensteel is going to contact city of Scottsdale to schedule a day/time for the NH Watch Coordinator to come out and present to residents.

Rental Properties—to be discussed at a later time.

Neighborhood Directory—it was noted that some neighbors do not want their contact information public. It was recommended an email go out to residents giving them the option to opt out and/or designate what contact information they want to include in a directory. The directory would be for residents only. Nadine White will check on an app that is available for HOAs.

Annual Meeting—the CdC annual meeting has been reserved for January 31, 2022 at Scottsdale Ranch Community Center. A notice to residents will be sent out and included in the newsletter.

Nominating Committee (Board member)—there is one opening on the board for next year. If you are interested in volunteering, please let someone on the board know.

Budget—board members are to submit their budget items to Tom by October meeting.

Website Update—Kathy Hippensteel to research options and report back to board.

HOMEOWNERS FORUM:

Several homeowners expressed their appreciation for the board and thanked them for volunteering.

It was noted that the street light at 100th & Via Linda is dim. A report with APS will be submitted.

A resident asked if CdC could contact the city of Scottsdale about spraying for mosquitos. The board will look into it.

It was asked if curbs could be painted yellow in front of fire hydrants? The board is taking under advisement.

Also asked was having a duplicate key available in the pool area in the case of getting locked in. The board will keep the pool key policy as it stands.

One resident noted that a No Solicitor sign has helped keep solicitors away.

Also, it was requested to raise the pool temperature. Randy noted it should be 86 degrees and will check it.

Meeting adjourned at 5:58 pm

Next Meeting: Monday, October 25, 2021 5 pm at the pool

Respectfully submitted,

Kathy Hippensteel