

## CASA DEL CIELO BOARD MEETING

March 26, 2017

**PRESENT:** Barry Bader, Bob Bernstein, Hilda Banyon, Debra Castro

**ABSENT:** Lisa Schabloski

**ALSO PRESENT:** Ralph and Jeanne Balding, Ken Huettl, Ed Burke, Sue Recsetar, John Bauer

**CALL TO ORDER:** Bader called the meeting to order at 10:35 AM.

**Motion by Banyon to approve the minutes of the 02/26/2017 meeting. Seconded by Bader. Motion carried.**

**Ad Hoc Committee:** Ed Burke gave an overall report of what has taken place since our last meeting. The architect put several sketches together. Option B included a basic remodel of the kitchen with sink, cabinets and additional electricity for warming tables. Electricity is a big item in the remodel. The bathroom remodel could trigger ADA compliance so the question is how far we want to go with doing so, and is our bathroom considered public or private. Burke stated the architect noted that the pillars on the pool fencing take away from the aesthetics of the community. A fire pit could be added to the space behind the spa which would require new fencing at a cost of \$20K - \$30K. Any fencing would have to meet security requirements. An 18 X 28 ramada added with removal of the pillars and kitchen remodel could cost up to \$115K. (\$60-\$70K for ramada, \$5K for kitchen and \$30K for fencing.) Pebble tech and lighting for the pool will come at the tail end of the project. Burke stated that the diagrams could be ready in the fall to take to the community as a 2018 project. Burke also pointed out that it is difficult to determine what is "maintenance" and what is part of the remodel.

Ken Huettl presented ideas for remodel of the kitchen. His rough estimate for materials would be around \$1200 plus labor and electrical work. Discussion followed. We could do the remodel now as waiting up to 1 ½ years is not a good option. Bader authorized Huettl to take the lead on a kitchen remodel and bring two quotes to the April board meeting. Bader will assist with finding an electrician and he suggested Huettl get input from Sally White and Jeanne Balding. Banyon suggested that Huettl ask Bernie to participate in the project as her background is interior design and if possible take a look at the bathrooms and bring proposals. Huettl indicated that Pedro and Mauricio are two he has in mind for the project.

Burke asked for direction from the Board as to whether or not the ad hoc committee is going in the right direction? Board members are in agreement with the direction we are heading. Burke was asked to bring sketches which would include enlarging the area around the hot tub and if possible with estimates as to cost to the April board meeting. **Bader reiterated that no major expenditures would occur without board and community approval.**

**Finance:** Banyon stated that Schabloski was not present today due to her tax season workload. Banyon has been working diligently on our finances and suggested that we perhaps give Ann Couch more of the treasurer's duties. We need to find a volunteer from our community to step in as a candidate for treasurer. Banyon stated that 20 checks in January did not arrive. Balding mentioned that Mauricio did not get paid a large bill for \$14,000 for tree trimming because Schabloski did not issue checks.

Bader obtained a boiler plate policy for collection of past due assessments from an attorney. Several homeowners are 2 – 3 months in arrears of which 4 are very serious. Those homeowners should receive a stern letter from the HOA and if there are not results then an attorney should be involved. CDC can charge a late fee up to 10% or \$15. Our late fee is \$15.00.

**Bader made the motion to adopt the collection policy (on file with minutes) . Seconded by Bernstein.**

**Motion carried.**

Bader will draft the collections letter and run it by the board for review. It will be sent out as registered mail to the homeowner and, if after 30 days the homeowner has not paid, the collection of the dues will be turned over to the attorney. The homeowner will be responsible for the attorney fees.

**Architectural Committee:** Bernstein reported that the situation with the home on Mission Lane was discussed in a closed committee session. The board then met in a closed session today and will meet with the parties involved. Bernstein stated that Balding acted in good faith and with a reasonable approach in requesting the forms from the parties involved.

Bernstein reported that 2 homes have been inspected and are now for sale.

Bader reported that there should be a policy on garage/yard sales. Banyon will research with Scottsdale Ranch and report back.

**Landscape Committee:** Balding reported that the tree trimming project is complete. 180 trees were trimmed with 5 small trees being done free. The cost of the project was \$14K (budget was \$15K) and the job was well done. The first of several weed control spraying was done.

Balding stated request forms were received from Ayer/Minier, Recsetar, Good, Farrell, Simonie, etc. and returned. Banyon requested that in light of the recent situation with the home on Mission Lane that Balding give more detailed information on requests whether they were approved and more importantly if something was NOT approved, the reason(s) why. Balding indicated in his next report he will address the two requests that were not approved and why.

Balding then discussed the issue of citrus on trees at homes with absent owners. One homeowner does not have voicemail so Balding will leave a notice on the door. If the homeowner does not respond then he will have Mauricio pick the fruit that has fallen on the ground. The issue with unpicked citrus has the possibility of attracting roof rats on the property and adjoining properties. Banyon will include a message in the bulletin to remind homeowners to pick their fruit and to do so before they leave for the summer. Bader suggested that the ACC establish a policy regarding citrus.

Balding reported on another issue at hand which is that of parking in a shared driveway or common area of several homes. This may also need a policy. This is an ACC issue and is referred to them for review.

Balding stated that there should be a name change to the landscape committee. The committee should be the CDC Landscape Committee. Bader put a hold on the name change for now and suggested looking at the current approved description.

Bader reported there was one other issue reported between homeowners. One neighbor was smoking cigars on the back porch and the smoke was drifting to the adjoining property. The consensus was to just talk to your neighbors since the properties are so close together.

**Pool Committee:** Bader reported that Minier has resigned as pool chair and we should have another in place by the next meeting of the board. Randy Vogel, Ron & Leslie LaBakkan and Mike Wolfe are possible candidates for the position. Referred to Nominating Committee.

**Communications Committee:** Banyon reported that the bulletin will go out this week and will include the announcement of the upcoming work day, parking, fruit trees and a reminder that the HOA dues are now \$120.

Banyon has been monitoring the hot line and referring issues to whoever will deal with them. i.e. Financial – Banyon; Landscape – Mauricio (Ralph); Pool – Minier; ACC – Bernstein. Bader stated that there is no need to move the phone services to Cox at this time.

Bader reported that there were no termites when the pool area was inspected. The inspection will be done on an annual basis.

Banyon reported that the welcome packet is ready and she and Bader will present it to Ann Couch when they meet with her.

Bader reported that a homeowner cannot rent out their home more than twice a year.

Banyon reminded that next year any resident owning more than one home will be issued an election ballot for each home they own. Additionally, a better job of announcing HOA dues increases should be done and probably more than just an insert in the annual statement.

Scottsdale Ranch has new Architectural Guidelines on their website.

**Social:** No report.

**Nominations:** No report.

**President's Report:** Bader reported that Doug Clark presented a report on long range financial planning. Besides a bank loan, CDC could look at a private equity company. Do we have the ability to generate assessment payments? Collateral could be a \$7 per month assessment to homeowners and could finance the pool/ramada project. Bader thanked Clark and said this information will be a valuable reference down the road for long range planning.

Bader stated that it will be a challenge to fill the two volunteer positions of treasurer and pool chair. We can make our volunteer model work and stay self-managed, but we could eventually have to look at a property management company if we do not retain and recruit volunteers.

**Old Business:** Scottsdale Ranch has not yet responded to our request for grates in the wash to keep the javelina out.

**Homeowners Forum:** None

Adjourned at 12:40 PM.

Next Meeting: April 23, 2017 10:30 a.m. at the pool

Minutes Submitted by: Hilda Banyon, Board Secretary