



Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

February 28, 2022

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

OTHERS PRESENT: Marcia Cherry, Leslye Lebakkan, Jim & Kathy Moran, Carmen Padgett, Randy Vogel, Travis Walker

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

INTRODUCTION OF NEW BOARD MEMBERS

Diana Love, Chair of the Nominating Committee, introduced and presented the new slate of board members for 2022 as follows:

Nadine White: President
Debbie Castro: Vice President
Diana Love: Treasurer
Kathy Hippensteel: Secretary/Communications
Tom Krebs: Member at Large/ACC

Kathy Hippensteel motioned to accept the new officers as presented. Tom Krebs 2nd. Motion approved.

APPROVAL OF MINUTES: The January (Annual Meeting) minutes were previously approved via email.

COMMITTEE REPORTS:

Finance

Diana Love, Treasurer, reported that the financials and budget for January look good. She noted that the repairs for the pool heater were taken out of reserves. **K. Hippensteel motioned to accept the January financials, D. Castro 2nd. Motion approved.** Diana also reported that there is a Financial Committee which she will Chair. Both Jon Blazak and Tom Krebs have agreed to serve on the committee.

Architectural (ACC)

Tom Krebs, Architectural Control Chair (ACC), presented a new policy on the Inspection of Home Sales.

“The ACC will use the ACC home inspection form to record whether the home passes or fails the home inspection process. If the home passes the inspection, the form will then be passed along to the CdC Board member dealing with sales, who will inform the homeowner, the realtor and the title company that the home has passed inspection and the inspection process is complete. Should the home fail inspection, the inspection form will delineate any problems with the exterior of the home which need to be addressed prior to completion of the sale of the home. The form will then be passed along to the CdC Board member dealing with sales, who will inform the homeowner, the realtor and the title company of any remedies needed prior to the sale, as noted on the inspection form. When the problems are corrected and the ACC is notified, the home will be reinspected to make sure the issue(s) are resolved and the home passes inspection. Should the issues not be resolved and the home does not pass inspection prior to the sale, the failed inspection will be a disclosure to the buyer and the buyer will be assuming the responsibility to correct the issue(s) with the home within ninety (90) days from the closing date of the purchase of the home.” **D. Castro motioned to approve the new Inspection of Home Sales policy. D. Love 2nd. Motion approved.**

ACC is also working on a new garage door policy and a new standard policy for front doors. Parking notices have been developed and printed for all ACC committee members to use and place on vehicles that continually abuse the “No Parking on the street overnight” rule.

Pool

Leslye Lebakken, Co-Chair of the Pool Committee reported that the new heaters were installed and work great. She noted the kitchen faucet is in need of repair/replacement and a new water heater is needed. She advised these items should be done before the fall and will work on getting a bid to present to the board. The door to the pump room needs to be replaced and was put on hold at this time.

Landscape

Randy Vogel, Landscape Chair, reported that during February and March the dead branches on shrubs are trimmed back, if needed, to the ground to promote new growth. Areas will be alternated to allow for color to show throughout the community. Lawns have been fertilized and a pre-emergent for weeds will be applied to the lawns in March. Post-emergent had been sprayed in the gravel areas in February. Two tree stumps were removed at 10059 San Bernardo with another tree going in that area. A cactus was removed overhanging in a driveway, an above ground tree root was removed at 10056 San Salvador and two Palo Verde trees were trimmed at N. 100th St. common area. A water line was repaired at 9245 N.101st St. Next, he will be getting bids to trim the Eucalyptus trees which get done every 4-5 years.

Social

Nothing to report at this time.

Communication

Kathy Hippensteel, Communications, reminded those present at the HOA meetings to please sign in. She commented that several residents email casadelcieloscottsdale@gmail.com or call the hotline number 480-767-5940, which the goal is to respond in a timely manner and thanked residents for their patience.

PRESIDENT’S REPORT

Nadine White, President, is looking forward to working with the new board. She thanked Leslye Lebakken for all her help coordinating the installation of the new pool heaters; realizing all that was involved in doing our due diligence, and getting the best product and service for our community. She is excited about the coming year and serving our community.

OLD BUSINESS

Character Study – a draft Character Study was presented to the board by Richard Graff Consulting, LLC. The board is reviewing it.

NEW BUSINESS

Neighborhood Block Watch— a plan needs to be developed for the best way and time to kick off the program.

HOMEOWNERS FORUM: No questions/comments presented.

Meeting adjourned at 5:22 pm

Next Meeting: Monday, March 28th 5 pm at the pool

Respectfully submitted,

Kathy Hippensteel