

## **Annual Meeting Minutes** **Scottsdale Ranch Community Center**

**Monday, January 23, 2023**

**BOARD MEMBERS PRESENT:** Nadine White, Tom Krebs, Diana Love and Kathy Hippensteel Absent: Debby Castro

**HOMEOWNERS PRESENT:** Carmen Padgett, Shirley & Dennis Ekvall, Ginny & Jim Bertoncino, Jeanne & Ralph Balding, Vince & Joyce Wyles, John & Pat Good, Ed & Maureen Burke, Gregg Schindel, Chuck Love, Doug & Camillia Clark, Sara Ames & Thomas Havon, Maggie & Dale Skjerpining, Ed & Jeannie Gillins, David White, Sandy Goodell, Paul & Victoria Burgess, Trish Harrison, Mike Wolfe, Beverly Hewett, Ronnie Lebakken, Pat Rennert, Ernie Recsetar, Frieda Vogel, Randy Vogel

**CALL TO ORDER:** The meeting was called to order by Casa del Cielo Board President Nadine White at 5:03 pm.

**APPROVAL OF MINUTES:** Minutes of December 26, 2022 were previously approved by the board via email and are posted at [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com).

**PRESIDENT'S REPORT:** Nadine started the meeting off by introducing all the board members. She reminded residents that we are all volunteers who serve on the board as well as on committees. Our goal is to maintain financial soundness and sustainability and protect property values and the overall beauty of the community. She thanked everyone for their hard work this past year including Randy Vogel for his help as Landscape Chair, Tom Krebs as Architectural Chair, Leslye Lebakken and Mike Wolfe for their help maintaining our Pool & Spa, Shirley Ekvall for her help with Social activities and Kathy Hippensteel for her help with the newsletter and communications.

Nadine introduced the three candidates running for the board Ginny Bertoncino, Paula Hoff, and Dean Johnson (not present). She reminded votes will be taken up through the meeting and the winners for two open board positions will be announced at the end of the meeting.

### **COMMITTEE REPORTS:**

#### **Finance**

Diana Love, Treasurer, reported that the Finance Committee oversees Integrity First Property Management with regard to Casa del Cielo's finances. She was happy to report that the board voted for no increase in HOA assessments for this year despite inflationary costs. However, next year could be different. She confirmed December's finances were in order and asked the board for approval. **Nadine White motioned to approve December's financials and Tom Krebs 2<sup>nd</sup>. Motion approved.**

#### **Architectural**

Tom Krebs, Architectural Chair, thanked Marcia Cherry, Ken Huett, and Tom Hughes for their help on the Architectural Committee. He noted that the committee's mission is to preserve the qualities of our community. The committee meets quarterly and deals with applications from residents choosing to make improvements to the front of their homes. Anything in the front of the home (such as lighting, paint, garage doors, front doors, windows, etc.) needs to first be approved by the Scottsdale Ranch Architectural committee, then the Casa del Cielo Architectural committee. The committee also does inspections on homes that are on the market to sell so that the area is kept up to standard. Any items that do not pass an inspection must be fixed before a home is sold or it becomes the responsibility of the buyer to fix it within 90 days of purchase. The committee also modifies or changes architectural policy as materials are no longer available.

#### **Pool**

Mike Wolfe, Pool Committee Co-Chair, reported on behalf of Leslye Lebakken. He noted that the pool and spa equipment had a lot of repairs this past year due to parts breaking. He noted that much of the pool equipment comes with an estimated lifespan, but even if something is expected to last a year—it is not replaced automatically at the end of a year. This helps save on costs. But this past year there were a lot of parts that broke and needed repair. Currently, the pool is at 88 degrees and the spa is at 102 degrees and working fine.

## **Landscape**

Randy Vogel, Landscape Committee Chair, reported that the contract will remain the same this year with Mauricio and Desert Villa Landscape crew. It was noted that there will be a 9 – 15% increase on supplies and chemicals. Desert Villa Landscape handles weekly lawn (47 cuts), front areas blown out, over-seeding of winter lawns, fertilizing, spraying of weeds, trimming shrubbery nine times a year (common areas quarterly) and sprinkler checks.

- Trees were trimmed depending on the type of tree on a 1-5 year cycle, 38 Palm trees were trimmed, nine Eucalyptus and 22 Olive trees were topped and trimmed, a Mesquite was removed, 2- Ash and a Palo Verde, and 85 Olive trees were sprayed for olive control.
- Landscape/Plantings—in the Park area, ten new shrubs (color) and two AZ Ash trees were installed. Various locations received two Oleander and two Red Push Pistachio and eight shrubs were replaced. Seasonal flowers were planted at the two entryways, the park, and pool areas.
- They replaced three sprinkler clocks, three valves, and two mainline repairs. Vacuum breakers are checked yearly and one was rebuilt.

The Landscape Committee also uses Carter Weed Control, ABC Water Works, Punch Honey Bee Service, and Ventura Landscape & Trees to maintain our community. Residents are reminded that any changes to front yards must be approved in writing by the Landscape/ACC committees before work is started. Forms are available on our website [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com).

## **Social Committee**

Shirley Ekvall, Social Committee Chair, thanked Ginny Bertoncino and Carmen Padgett for their help on the committee. She also thanked the Chili Cookoff Chefs—Randy Vogel, Camillia Clarke, Jeanne Viola-Balding, Rob Lebakken and Tom Krebs for their entries and the Judges—Dennis Ekvall, Betty Schellenberger and Jim Bertoncino. After the meeting, the Chili Cookoff winner (Randy Vogel) was announced and residents enjoyed the chili potluck. Shirley noted upcoming events include:

- Pool Socials (Feb 2 & 16) and (March 2 & 16) with a block party on the 16<sup>th</sup> for St. Patrick's Day
- Don Bluth Theatre (Feb 3)
- Book Club (3<sup>rd</sup> Thursday of the month)

In February and March the committee is planning for a book exchange, Glow Putt mini golf group event, and Bocce tournament but they are still in the planning stages and have not been scheduled. She reminded residents if they would like to receive information about upcoming Casa del Cielo social events please send her your email at [cdsocial19@gmail.com](mailto:cdsocial19@gmail.com) to be added to the list.

## **Communication**

Kathy Hippensteel, Communications Chair, noted that she is responsible for answering the CDC Hotline, email, newsletter, and website. She thanked residents for their patience in getting back to them and noted that if a complaint is being submitted to please get a photo of the violation. A photo helps the board visually see the violation in question and decide what action needs to be taken. We are always in need of volunteers. If you would like to volunteer, residents were invited to sign up on the volunteer sheet or let her know.

## **OLD BUSINESS**

None to report.

## **NEW BUSINESS**

The Nomination Committee members Diana Love and Frieda Vogel announced the results of the candidates running for Casa del Cielo's board of directors: Ginny Bertoncino and Paula Hoff were voted to serve on the board for a three-year term with their term ending in December 2025. Next, the board will meet to determine board positions prior to the February board meeting.

## **HOMEOWNERS FORUM**

Pat Rennert asked if there were volunteers to help pick the fruit off trees. Some of our residents need help and it would be nice to ask who needs help and match up with a volunteer. Kathy Hippensteel is going to send out an email requesting anyone who needs help to let her know. We have a few residents who have said they would help pick fruit.

**Meeting adjourned** at 5:36 p.m.

**Next Meeting: Monday, February 27, 2023 at 5 p.m. at the Pool**