

Casa del Cielo Homeowner's Association

Board of Directors Meeting

February 25, 2018

PRESENT: Debra Castro, Barry Bader, Doug Clark, Hilda Banyon, Robin Silberman

ALSO PRESENT: Randy Vogel, Gordy Minier, Ken Huettl, Diana Love, Kris Richter

CALL TO ORDER: Debra Castro, President, called the meeting to order at 10:30 a.m.

APPROVAL OF MINUTES: Motion by Banyon, 2nd by Bader to approve January 28, 2018 minutes.
Motion carried.

COMMITTEE REPORTS

FINANCE: Doug Clark, Treasurer, presented January financials and recap. He noted that about 55% of residents are paying HOA dues for the whole year or for 6 months. Clark has filed our State and Fed tax returns. Doug will work on a form collection policy and present at the next board meeting.

Question: Bader inquired as to whether or not we should look into short term investment opportunities?
Clark will discuss with Chase Bank.

Question: Banyon requested that Clark continue to provide a written summary of the financials along with the reports from our CPA. Clark will provide.

Question: Is the pool maintenance service still charging us even though the pool is closed? Clark will follow up with Lebakken.

Motion by Clark, 2nd by Bader to approve the Financial Report. **Motion carried.**

ARCHITECTURAL CONTROL: ACC Minutes of 2/5/2018 meeting (sent in board packet). Bader led discussion of where Scottsdale Ranch is going with short term leases and the fact that CdC needs to develop a policy. Motion by Bader, 2nd by Banyon to authorize our legal counsel to draft proposed amendment to our CC&R's regarding short term leases. Specifics to include a minimum of 30 days; 2 per 365 days; prohibit advertisement of lease for less than 30 days and other details as they deem appropriate. **Motion carried.**

Enforcement of policies was discussed. Scottsdale Ranch has an employee who searches the internet websites looking for violations. Additionally, complaints from residents will trigger an investigation. If the Ranch finds there is a violation, CdC will be responsible for enforcing whatever they determine needs to be done. (Note: this only affects short term leases)

Question: Does this also apply to "house swapping"? Bader does not have an answer to this question, but will research and get back at next meeting.

Motion by Bader, 2nd by Banyon to authorize our legal counsel to develop a "FINE POLICY". **Motion carried.** Bader will bring back the proposed policy to the Board for final approval.

Bader also reported that the amendment to the CC&R's to allow for discounts is ready. This will be discussed and approved at March board meeting along with other amendments. Ideally, we would like to mail out all amendments in one mailing to residents for voting purposes.

Bader made the motion, 2nd by Silberman to approve the addition of paint palette's 11-15; 16-15; and 18-15 to be added to our current approved paint colors. **Motion Carried.** Bader will apply to Scottsdale Ranch for approval of these colors which will be presented at the March 14th SRAC meeting. Once that is completed, our website will be updated with new information.

There is no planned ACC/Landscape meeting at this time. Bader will advise when one is scheduled.

COMMUNICATIONS/SOCIAL: Banyon reported that Scottsdale Ranch did not have an opening for a party during February with the exception of Valetine's Day. In checking with several homeowners, they had other plans and would not be interested. Additionally, SR was going to charge \$250 for the use of the patio for the party. The ladies spring luncheon is coming up and details will be in the community bulletin.

LANDSCAPE: Vogel reported that olive trees were sprayed last week. This week, turf will be done. Notices will be sent out via email alerting residents to keep pets/children off turf until March 2 or signs come down. Three simple requests from homeowners were handled last month.

POOL: It appears the last leak repair and pressure test have been positive. Barring any unforeseen issue, repairs will now move forward and hopefully the pool/hot tub will be ready to re-open the end of March. Should it be sooner, we will notify residents. It was suggested that we have a "special" pool gathering once the pool is open. Banyon will coordinate with pool Chair. Banyon checked with our Insurance Carrier on liability insurance in the event that someone falls in the pool area while it is under construction even though we have clearly communicated it is closed. We have coverage and even though we have done everything possible to keep people out, if someone got hurt we would still have to defend our position. **REMINDER:** The pool is closed until further notice. Please do not enter the pool area unless you are authorized.

Bader has electrical info from the Ad hoc committee and will pass along to Lebakken for use in searching for electrical bids.

OLD BUSINESS: Dog waste: several board members and committee members commented they had done a walk through our community and found it to be very clean and free of pet waste. **THANK YOU TO RESIDENTS WHO HEARD OUR PLEAS TO CLEAN UP AFTER YOUR PETS!!!** We still have people who are throwing their baggies of pet waste into the pool area (since we moved the trash cans). This is totally unacceptable. Further work needed in this area!

Painting walls & entrances: no report

Capital and Reserve Study: Clark will send out info to board.

NEW BUSINESS: Clark requested that research into a Property Management company be conducted prior to preparing for the 2019 budget process. This request comes in light of the fact that we have two board members whose terms expire in December (Bader and Banyon) and that only one person stepped forward to be considered for the board at our January annual meeting. Clark asked Silberman to Chair the research on this subject since she deals with property management companies on a regular basis. She accepted the assignment and will bring information back to the next Board meeting. Vogel commented that he has worked with a lot of property management company's and there are a number of things to consider. For instance, they have their own landscape company's they work with which could be a problem with Desert Villa Landscaping. He added several good points for Robin to consider in her research. It was suggested that Robin secure a list from Sonja Perez (Scottsdale Ranch) of companies that other HOA's are using.

HOMEOWNER'S FORUM: *Question: How would a homeowner go about getting permission to remove old tiles from home and add stone work?* Bader indicated a request should be sent to SRAC.

Question: There was some outstanding drawings that were supposed to be completed by the Architecture that was hired by the ad hoc committee over the summer. Do we have those drawings? Bader indicated he has received the complete file with all the information. There was a laundry list of updates to be done that amounted to \$125,000-\$150,000. That exceeded our ability to fund and basically we needed to begin focusing on the finance part of the project. Clark has been asked to complete a capital/reserve fund study so that we can determine how to fund the project. Ed Burk indicated that he was no longer available to chair this ad hoc committee and no one came forward to take it over so their work was completed last fall. Vogel suggested that the study done by the ad hoc committee needs to be brought to a conclusion. Bader will take care of advising participants that it is completed and thank them.

Question: If a resident has unapproved items on their house and they put it up for sale, when its inspected, it fails the inspection, how is that then handled? For example, say there are unapproved windows that have been in a house for a long time. Could the owner be asked to pay a penalty instead of replacing all the windows? Bader indicated this is a good question and one that needs to be worked on by the ACC along with their list of other pressing items.

Meeting adjourned at 12:10 p.m.

Next meeting will be April 8, 2018 at 10:30 a.m. at the pool. PLEASE NOTICE DATE CHANGE!

Respectfully submitted,

Hilda Banyon, Secretary