



Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

December 16, 2024 5PM

BOARD MEMBERS PRESENT: Kathy Hippensteel, Mike Zoretich (by phone), Paula Hoff, Ginny Bertoncino, Debby Castro

HOMEOWNERS PRESENT Romane Roman, Randy Vogel, Frieda Vogel, Greg Schindel, Shirley Ekvall

CALL TO ORDER: The meeting was called to order at 5pm by President Kathy Hippensteel.

Presidents Report: Kathy Hippensteel

Kathy expressed her thanks to the social committee & volunteers for all their work on the holiday decorations in the neighborhood and successful holiday party.

There are no volunteers willing to run for the board position opening. At this point due to the timing of mailing out ballots and cost, it would be suggested that a nomination could be made on the floor at the annual meeting and a vote taken then. Paula suggested we check on the need for a quorum of residence for that vote. Nothing had been found in the CC&Rs – Kathy will investigate that. Motion was made by Ginny to forgo the mailing of ballots and nominate from the floor at annual meeting / 2nd Debbie / APPROVED

Kathy thanked the board for the many things that have been accomplished this year. She will put together a list of action items that have been done by this board to give an idea to residents things the volunteer board has completed.

APPROVAL OF MINUTES: Motion to approve November minutes made by Paula/ 2nd Ginny/ APPROVED

COMMITTEE REPORTS:

Finance: Paula Hoff

2025 Budget has been sent to homeowners.

Debbie motioned to approve the November financials / 2nd Ginny / APPROVED

Mike understood last year an audit was going to be done on 2023 by an independent company. Kathy will check the past minutes to verify.

Currently there is only one resident with delinquent fees. The talk about the \$150.00 inspection fee was tabled last meeting – further research will be done and this will be addressed next year.

Architectural (ACC): Mike Zoretich

The No Solicitation signs were installed today at both entrances. Notification to residents will be included in the newsletter along with information on how to file a solicitation complaint.

Pool – Information given by Kathy (Leslye Lebakken and Mike Wolfe not present)

There was a small gas leak from the pool equipment room to the pool – repairs were made.

The pool committee is looking into purchasing a storage locker for pool chemicals. The board would like more information on the placement of the storage locker.

Landscape: Randy Vogel

Randy had some thoughts regarding things around the pool: The lock on the equipment room should be upgraded to an industrial lock / Some of the strap chairs need repair and extra cleaning / the bottoms of the chairs and table legs need cap gliders.

Lawns- Winter Lawns are in and fertilized and look good.

Fertilized Lawns Turf Royal 21-7-14

Trees: Thin 3 Oaks, 2 Desert Willows, 2 Palo Verde, 2 Ash
Remove dyeing tree at 10068 Calle de Cielo (will replace)
Remove dead Ash 9235N. 101st pl.
Remove Texas Ebony 10068-10070 Calle Cielo Circle

Landscape/Plantings: Pool area flowers installed 3 flats Petunias
Entryways flowers installed 18 flats Geraniums
Pots at park Geraniums will be installed when Lantana loses color
Replaced 22 5 gal. shrubs around the community
Removed and hauled away 6 dead bushes and replaced 6 shrubs at 10065 San Salvador (HO paid)

Sprinklers: Repaired 2" Main Sprinkler Lines

Complaints/Request: Request from homeowner 10054 E Calle de Cielo Cir. – remove and replace 3 large dead plants in the front yard. (completed)
Homeowner was inquiring regarding taking bids on landscaper. Desert Villa is very competitive in terms of their overall cost and their response time to issues is excellent. The board agrees overall Desert Villa has done a great job.

Social: Ginny Bertoncino

The Holiday decorating party was successful – thank you to all the volunteers. Thank you to Shirley Ekvall for taking over the Thirsty Thursday gatherings at the pool. The holiday party was well attended. Very nice gathering. The annual meeting is Monday, January 20th 6:00pm at the SR clubhouse. It will also include the annual chili cookoff. The business meeting will start at 6:00 and then be followed by the chili dinner. Shirley Ekvall will be putting together the Don Buth neighborhood outing in February.

Communication: Kathy Hippensteel

Working on the CdC bulletin – will be including raising of the dues..... let her know if anything should be included.

Welcome Committee: Debbie Castro

No new report

OLD BUSINESS:

Curb painting of house numbers (for those who requested it) has been completed. Thank you to Tom Krebs for organizing.

NEW BUSINESS:

HOMEOWNERS FORUM: Greg suggested an idea of homeowners who may be open to letting new homeowners view their remodeled homes. Ideas for others who may be remodeling.

Meeting adjourned at 5:45pm

Next Meeting: Monday, January 20th 6:00 pm at Scottsdale Ranch clubhouse.

This will be the annual meeting and chili cook off.

Respectfully submitted,
Frieda Vogel