



Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

October 24, 2022

BOARD MEMBERS PRESENT: Tom Krebs, Diana Love, Kathy Hippensteel, Debra Castro (Absent Nadine White)

OTHERS PRESENT: Marcia Cherry, Frieda and Randy Vogel, Mike Wolfe, Romaine Roman, Dave White

CALL TO ORDER: The meeting was called to order at 5pm by Kathy Hippensteel (filling in for Nadine White)

APPROVAL OF MINUTES: September minutes were previously approved by the board via email and are on the website.

COMMITTEE REPORTS:

Finance

Diana Love presented the financials and recommended them for approval. It was noted that for each home sold in Casa del Cielo, more than \$1,000 goes into the budget for resale and inspection fees. **Tom Krebs motioned to approve the financials. Debra Castro 2nd. Motion approved.**

Architectural (ACC)

Tom Krebs, Architectural Control Chair (ACC), thanked Frieda Vogel for her help in taking the ACC minutes which are uploaded on our website. A discussion was held at the ACC meeting regarding artificial grass. The ACC committee will come up with a policy and present it to the board by December's meeting.

Tom Krebs reported that upon review of the CCRs, the wall of a homeowner's house that serves a dual purpose as a border to a neighboring yard cannot be used to hang metal ornaments, plant training clips, or anything permanent that may be destructive to the structure, paint or stucco of his/her neighbor's home. Placing nails or holes into your neighbor's house wall is not allowed. It was also noted that many house walls contain clean-out plugs, which may require access to a neighboring yard. Tom requested residents be notified in the November newsletter. In consideration of your neighbor, the HOA asks that your neighbor's house wall in your backyard be free of holes or any damage that you may have caused. The ACC/HOA will take action as needed.

Pool

Mike Wolfe, Co-Chair of the Pool Committee reported the pool is at 86 degrees for the winter season. It was noted that the pool has been dirty often. Randy Vogel reported the pool is serviced Mondays, Wednesdays, and Fridays, but is cleaned only on Fridays which may not be enough because of increased usage. Several complaints have been noted about the current pool company. Wolfe reported he is requesting other pool company bids come from Pool Chair Leslye Lebakken for next month's meeting.

Landscape

Randy Vogel, Landscape Chair, reported October is a quiet month due to winter lawns being planted. The pool and entrances will receive seasonal flowering plants in November. Olive trees will be thinned from December – February. A Mesquite tree is scheduled to be trimmed along with a dead tree being removed behind the pool area. Drip lines were repaired at the corner of San Salvador and 100th. Debra Castro reported that the vacuum breaker is leaking at the east entrance. Randy said he will take care of it. Reports were made again on 10/19 to APS about boxes leaking at 10063 & 10075 E. Calle de Cielo. APS boxes are taken care of in the winter so not to disturb Air Conditioning coming into homes.

It was recommended CDC continue with a holiday gift for Desert Villa Landscaping at \$125 for workers and \$275 for Mauricio Villa. **Diana Love motioned to approve holiday gifts at the requested cost for Desert Villa Landscaping. Tom Krebs 2nd. Motioned approved.**

Social

Shirley Ekvall, Social Committee Chair, reported 12/22 was the only date available at Scottsdale Ranch Community Center for a CDC holiday party. That date was not reserved due to many residents traveling during that week. The committee is looking into other options and asked if anyone knew of another community hall available. It was suggested by the board that instead of a holiday party this year, we consider a New Year's party in January.

Communication

Kathy Hippensteel, Communications, reported she received good feedback regarding the October newsletter. She would try to provide more helpful FAQs, which could then be published on our website as a resource.

PRESIDENT'S REPORT

Hippensteel reported that Nadine White is stepping aside and can no longer fill her role as President due to her work schedule. White passed along her thanks to the board and committees for their help and noted she could still help if there was something she could do remotely. The board will keep that in mind. Randy Vogel noted that the board has the authority to appoint someone to serve on the board through the end of White's term in 2023.

OLD BUSINESS

None to report.

NEW BUSINESS

Holiday Lights at entrances: The board discussed earlier approving a budget for holiday lights at the entrances and replacing any old light pole decorations with newer ones that are consistent throughout CDC. Kathy Hippensteel said she will check with Shirley Ekvall to see if she would mind developing a budget for the November meeting or before so items could be purchased.

Scottsdale Ranch Community Center has been reserved for Monday, January 23, 2023 for the Annual Meeting.

Diana Love noted that the dates need to be changed on the calendar for the nominating process. Hippensteel agreed to make any calendar updates, and send them to the committee.

Integrity First Property Management is working on the budget which is needed at the November meeting for board approval.

HOMEOWNERS FORUM: David White noted that he would like to go on record that he does not like artificial turf and does not want the board to pursue that direction. Also noted was the pool is not as clean as it should be and that a chemical imbalance could contribute to a shorter lifespan of the heater.

Meeting adjourned at 5:45pm

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

Respectfully submitted,

Kathy Hippensteel