

CASA DEL CIELO HOMEOWNER'S MEETING

DECEMBER 18, 2016 10:30 A.M.

PRESENT: Barry Bader, Mike Wolfe, Lisa Schabloski, Bob Bernstein, Hilda Banyon

ALSO PRESENT: John Bauer, Ken Huettl, Shirley Ekvall, Ann Harris, Romane Roman

CALL TO ORDER: Bader called the meeting to order at 10:30 a.m.

Motion by Banyon, 2nd by Schabloski, to approve the 11/13/2016 minutes with following corrections: correction to Lisa's last name and under budget discussion, change word from "landscape" to "pool".

Bader thanked Gordon Minier for stepping into the ACC Chair position for 2016 (Ed Burke's term). Gordy will continue to serve on the ACC.

Motion by Banyon, 2nd by Wolfe, Bob Bernstein ACC Chair will complete the final year of Ed Burke's 3 yr term.

Architectural Control Committee: Bernstein presented the Front Door Policy for approval as follows:

It is the policy of the Casa del Cielo Architectural Committee to provide guidance to those homeowners who wish to replace their front doors. These guidelines apply to all homes in Casa del Cielo regardless of whether the front door is seen from the street or sidewalk or not.

Doors should be of solid construction, fabricated from wood or wood-like fiberglass, finished in a color or wood stain on the currently approved pain palette. All glass or mostly glass doors do not fit the architectural look and feel of Casa del Cielo at this time.

The ACC will not approve wood or wood-looking doors with any outsized or exaggerated ornamental design or with glass exceeding 25% of the total door area.

Discussion: The question was asked what happens if someone puts in a door that does not meet approval? Bernstein indicated it would have to be replaced. Anyone who currently has an unapproved door does not come under this new policy. Bernstein indicated that he does not know of any door that does not comply.

Motion by Bernstein, 2nd by Banyon to approve the above policy. Motion carried.

Above policy will be added to the website showing approval date of December 18, 2016.

Communications: It appears that the gmail for CDC has been hacked. Passwords were changed recently. Anyone having a problem with the gmail acct, please let Hilda or Barry know asap.

Board Members and Committee Chairs would like to have a current listing of residents to include email and phone numbers. Schabloski will provide.

Minier is currently monitoring the hot line. Bernstein and Minier will coordinate this effort going forward.

Bader is working on new phone system. He recently was told we may be able to get what we are looking for through google. Bader will test this out and advise.

Financials: Schabloski reviewed October financials. Dues were sent out early December. We will review this procedure for 2017 in early October.

Motion by Schabloski, 2nd by Banyon to approve October financials. Motion carried.

Discussion of 2017 budget. It was determined that an ad hoc committee would be formed to work on the pool and remodel project.

After a few adjustments, the proposed budget with an income of \$13,047 was presented.

Motion by Schabloski, 2nd by Wolfe to approve the presented 2017 budget. Motion carried.

Bernstein indicated that income is a concern and wanted to revisit the discussion of going from \$400 to \$1000 for fees on sale of home. Schabloski reiterated that she had talked with several realtors and Mike Wolfe and they all indicated that going over \$500 would be too much and could adversely impact sale of homes.

Arizona law controls the doc fees which is currently \$400. We will be added a \$100 transfer fee beginning in 2017 on new home sales.

Motion by Wolfe, 2nd by Bader, to replace Pebble-Tec and tile for the pool and tile only for the spa; repair and staining of cool deck for pool surface with a contractor that the Board will subsequently approve for May 2017. Motion carried.

It was brought to Wolfe's attention that someone is changing the temperatures on the pool/spa and also turning off heaters. It was determined that we do not have control of who has keys and that an electronic lock should be purchased and controls put in place on who has access to the code. Wolfe indicated that the new insulation top for the spa should be in place this week.

Landscape: Balding advised that Kim Boyd has resigned from the Landscape Committee.

"Critter-ridder" on geraniums very successful. Bows & wreaths placed around the community.

163 trees will be trimmed starting the week of 12/10 and be completed by mid-Feb. Those trees with Christmas lights will not be trimmed until after the holidays. Artificial turf is still being discussed at the Landscape committee.

A letter was received from Doug/Cam Clark regarding the letter they received regarding a "potential" problem with the large pine tree by their drive way. After discussion, Bader indicated he will follow up with a personal letter to the Clark's which he will share with Bernstein and Balding.

Old Business: purchase of a defibrillator will be part of the Pool ad hoc committee's project.

The Board was advised that there is a trailer that is parked on the side of the drive way that needs to be addressed. Bernstein will take care of this.

There continues to be issues of residents parking cars in the streets overnight on a continuous basis. Bader advised that until a "formal complaint" is filed with the Board, we will not take any action.

With this being Mike Wolfe's last board member meeting, Bader thanked him for his years of service on the Board and for his willingness to continue serving our community.

The Board is asked to look at the recommended dates for board meetings during 2017 and bring feedback to January meeting.

Homeowner's Forum: nothing.

Meeting adjourned 12:30.

NOTE: NEXT BOARD MEETING WILL BE JANUARY 29, 2017 AT THE POOL AT 10:30 A.M.

Hilda Banyon, Board Secretary