



Annual Meeting Board Meeting Minutes

Location: Scottsdale Ranch Community Center
January 31, 2022

BOARD MEMBERS PRESENT: Randy Vogel, Nadine White, Tom Krebs, Diana Love, Kathy Hippensteel

OTHERS PRESENT: Jeanne Balding, Ralph Balding, Patricia Burke, Debra Castro, Camillia Clark, Doug Clark, Carolee Cruse, Shirley Ekvall, Ralph Friedly, Sandra Goodell, Bernadine Huettl, Kenneth Huettl, Leslye Lebakken, Ron Lebakken, Oda Lomax, Carmen Padgett, Susan Recsetar, Romane Roman, Greg Schindel, Dale Skjerpung, Maggie Skjerpung, Frieda Vogel, Mike Wolfe

CALL TO ORDER: The meeting was called to order at 6:07 pm by HOA President Randy Vogel.

INTRODUCTION OF BOARD MEMBERS AND RECAP

President Randy Vogel opened the meeting with the introduction of board members and a brief explanation of their roles and contributions. With 2021 being his last year of a three-year term, he provided the following recap:

2019: Included major pool construction with repair of leaks, all new pipes, new pool decking, chairs re-webbed, painting of outer walls and new umbrellas. Bids started in April and construction started in September.

2020: The beginning of COVID started in March and affected board operations. There were no board meetings held. Things still got done with a new resale assessment fee being approved and \$11K going to Capital Reserve. Integrity First Property Management replaced our CPA firm providing more accounting resources, accent lighting was replaced and the drip system was redone. The janitorial service for the pool became weekly and new pool gates were repaired.

2021: Covid restrictions were still in place until September's board meeting when residents could once again attend meetings. Hilda Banyon presiding president moved in March and Randy Vogel took on the role as president. Three new board members were voted in with terms ending in 2023. Along with regular community maintenance, we contracted with Express Mailbox and had new mailboxes and concrete pads replaced, Olive trees were replaced with Palo Verde trees in the entry ways with a new brick border, the pool was acid washed and the website underwent slight updates and continues to be updated.

APPROVAL OF MINUTES: December minutes were approved previously by the board via email.

COMMITTEE REPORTS:

Finance

Tom Krebs, ACC/Treasurer, reported that the financials for CdC were received that afternoon and the board has not had a chance to review for a motion to approve. However, Krebs noted that yearend balances look very good. Krebs also reported that almost \$20K was used from our Capital Reserves to pay for the mailboxes and pads, and \$14K was added into the reserves this year. Due to confidentiality, residents can get a copy of the financials by emailing casadelcieloscottsdale@gmail.com. They will not be posted on our website.

Architectural

Tom Krebs, Architectural Control Chair (ACC), introduced and thanked Ken Huettl, Tom Hughes (not present) and Marcia Cherry (not present) for serving on the Architectural committee. Krebs reported there were 12 pre-sale inspections and 28 architectural applications in 2021. It was noted that there are subtle changes in the neighborhood. Some have replaced their garage door or painted their home not consistent with CdC standards. He reminded that all updates need to go through Scottsdale Ranch for approval first, then through Casa del Cielo for approval. The CdC is reviewing current

standards and looking to come up with new standards in time. Question was asked about short-term rentals. It was clarified that homes in Casa del Cielo cannot be rented out more than two times a year and not for less than 30 days. Scottsdale Ranch has strict fines for residents who disregard the CCRs/rules. Krebs also noted that a house being sold, not passing inspection by CdC Architectural Committee, the new owner will have 90 days to bring the home up to standards. A policy is being worked on.

Pool

Leslye Lebakken, Co-Chair of the Pool Committee thanked the pool committee Co-Chair Mike Wolfe, Ken Huettl, Dennis Mack, Debra Castro and Ron Lebakken. The pool was acid washed in November and inspected by Maricopa County in January. The inspection report is posted at the pool. Items noted include: A hand sanitizer station was purchased and placed below the bulletin board. New railing covers were purchased and will be replaced asap. A sign is posted in the pump room that the spa temperature should maintain 102 degrees (temperatures above 104 degrees could result in a fine). Mike Wolfe will use a cool decking kit to repair minor damage to the pool decking. Signage was posted on the bulletin board to remind no chewing tobacco, no persons with open sores allowed in pool, and no alcohol beverages while in the pool or spa. A request was made to get heaters for the pool area which was noted.

Landscape

Randy Vogel, Landscape Chair, reported that the landscape budget was increased by \$9K to cover the increased cost of both supplies and sub-contractors' contracts. Desert Villa's contract increased \$200 a month for 2022. First cost increase by Desert Villa in two years. Supplies for the community have increased approximately 3 to 7 percent in the last nine months. The board is confident with Desert Villa (Mauricio) as our Landscape Contractor. Desert Villa is fully insured and licensed, and has been with CdC more than ten-plus years. Yearly, CdC trims 42 palm trees, sprays 87 olive trees, applies weed control to both lawn and gravel areas as needed, installs winter lawns and fertilizer to lawn areas, twice yearly installs seasonal flowers to pool and entry areas, and repairs and replaces sprinkler system's clocks, valves, heads and pipe when needed. Perimeter and arroyo areas are trimmed quarterly. Trimming of trees (subject to type of tree) are scheduled on a 1- to 5-year cycle. Residents are reminded that any landscape changes to their front yard must be approved in writing by the Landscape Committee/ACC before work is started. Question was asked about trees/shrubs hanging over in a neighbor's yard—homeowners are allowed to cut straight up from fence line any foliage on your side of the fence. Communications are between homeowners in question. ACC would only offer to mediate if homeowners cannot come to a civil agreement.

Social

Shirley Ekvall, Social Committee Chair, introduced and thanked Carmen Padgett and Ginny Bertoncino for their help. There is an email distribution list for social events. If residents want to be notified, please email her at cdcsocial19@gmail.com and she will add your email address. Heaters have been on her list for the pool area, and possible fans for hotter months. Pool socials are the first and third Thursdays of the month. Pot luck dishes are now welcome to be brought to pool socials. Next pool social will be February 17th.

Communication

Kathy Hippensteel, Communications, reported that she helps with the newsletter, website, answering emails, phone messages and HOA administration including architectural approvals, Inspection notices and tenant registrations. Tenant registrations are not always received or updated. Copies of Tenant Registrations go to both Scottsdale Ranch and Integrity First Property Management. She reminded if a home is being leased, a current Tenant Agreement must be filled out each year. Also, volunteers are always needed to help on committees such as Pool, Landscape, Communications, ACC, Website and Social. A form was available at the meeting inviting residents to sign up if they would like to help.

PRESIDENT'S REPORT

Randy Vogel, President, reminded residents that we are a self-managed board of volunteers, who are elected by the homeowners to make decisions they feel are best for all 150 properties in Casa del Cielo. Please remember your board members are also your neighbors who pay the same monthly dues as you, but yet spend many volunteer hours managing your community. You too, as a property owner may help by calling APS, Cox Cable, city of Scottsdale or even Scottsdale Ranch to report any issues concerning your property (outages, overnight street parking, lighting issues, etc.). He reminded residents to support Your Board and Respect them as homeowners who are willing to make decisions for the betterment of our community.

OLD BUSINESS

None

NEW BUSINESS

Character Study—Tom Krebs reinforced that the Character Study is a representation of our community that will help to preserve and upgrade future standards, and elevate our community. Richard Graff Consulting, LLC will begin taking photos to do a rendering of our community in February.

Neighborhood Block Watch— Nadine White reported further planning is being considered for the best way and time to kick off the program.

Nominating Committee/Election Results—Diana Love thanked Jon Blazak and Debra Castro for running to serve on the board of directors. There was one open position. Votes were counted during the meeting and election results confirm Debra Castro as being elected to the board for a three-year term. The new board will meet prior to the next board meeting to appoint positions.

HOMEOWNERS FORUM: Residents present thanked the board for their service. An idea was brought up to have an “Appreciation” event each year to thank board and committee volunteers for their service.

Meeting adjourned at 7:07 pm

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

Respectfully submitted,

Kathy Hippensteel