



Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

September 26, 2022

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

OTHERS PRESENT: Marcia Cherry, Frieda and Randy Vogel, Mike Wolfe

CALL TO ORDER: The meeting was called to order at 5pm by CdC HOA President Nadine White

APPROVAL OF MINUTES: Prior to September's meeting, the last board meeting was held in May 2022. May minutes were previously approved by the board via email.

COMMITTEE REPORTS:

Finance

Diana Love presented the financials and recommended them for approval. **Debra Castro motioned to approve the financials. Kathy Hippensteel 2nd. Motion approved.**

Architectural (ACC)

Tom Krebs, Architectural Control Chair (ACC), reported that he and Diana Love attended the latest seminar "AZ Legislation and Case Laws and Their Affects on HOAs" hosted by Scottsdale Ranch. Much of the discussion covered rules for artificial turf and short-term rentals.

HB 2131 Artificial Turf. This bill only relates to planned communities. It prohibits most associations that allow natural grass on a member's lot from prohibiting the installation or use of artificial turf on the lot. Exceptions: The association may prohibit the installation of artificial turf if it would be installed in an area the association is required to maintain or irrigate. If the association prohibits the installation of natural grass on lots, it may also prohibit new installation of artificial turf (but not replacement of existing grass).

It was suggested the topic of artificial turf be discussed when our winter residents are back and the board develop a policy.

With regard to Short-term rentals, the city of Scottsdale has a task force to address the issue. With the Super Bowl being in Phoenix next year, Nadine White requested to include in the newsletter that no short-term rentals are allowed in Scottsdale Ranch or Casa del Cielo.

Pool

Mike Wolfe, Co-Chair of the Pool Committee reported that there have been several needed repairs to the pool this year. The only thing left is for McCallum Pool Company to install an anode that would prolong the life of the new heater. **Tom Krebs moved to approve the \$580 to install the anode for the pool. Diana Love 2nd. Motion approved.** The leak under the sink has been repaired and the door to the Equipment Room still needs to be replaced. The board continued with its request of other pool company bids to service CdC. It was noted to wait until the return of Leslye Lebakken, Pool Chair.

Landscape

Randy Vogel, Landscape Chair, noted that it takes little water to oversee grass in the winter months. Many residents like the green grass and CdC has a good combination of rock and grass in front yards. He reported the pool and entryways were planted with seasonal color in May; lawns were fertilized and sprayed for weeds as needed; rock and desert areas sprayed with pre/post emergent; there were 36 palm trees trimmed in June; two Olive trees removed in the park area and replaced

with two 36" Box AZ Ash trees; a Palo Verde tree storm-damaged was removed at 10082 San Salvador, and other various trees were trimmed and thinned in the community. Various sprinkler valves and timers were repaired or installed, and a damaged pony wall at 100th & Via Linda was repaired. Bees were removed at Mountain View & San Salvador by the HOA, a homeowner had bees at 9235 N. 100th Place (which were taken care of), and a homeowner had a tree into the sewer line at 9245 N 101st St. (which is completed). Reports were made 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.

Social

There was no report on Social events.

Communication

Kathy Hippensteel, Communications, reported that our website address is misleading because it says Not Secure in the URL address area. GoDaddy, who hosts our website on their server, confirmed that in fact Casa del Cielo website is very secure, but if we were to take personal information through our website we would want to add a security feature. Currently, we do not take any user's personal information and our website is used for viewing pages and documents only. Hippensteel also shared with the board an update on amenities and assessments of all the HOAs within Scottsdale Ranch. It was noted Casa del Cielo has the lowest HOA assessment fee in Scottsdale Ranch.

PRESIDENT'S REPORT

Nadine White, President, noted that she received a promotion at work and may not be available very much in the coming months or next year. She requested possibly holding a less active position next year, her last year to serve on the board.

OLD BUSINESS

Homeowner Survey: Homeowner survey did not receive a big response probably due to residents being out of town and the summer months.

NEW BUSINESS

NH Block Watch—it is too late to tie into the GAIN event put on by the city of Scottsdale in October, but the board would still like to move forward with implementing the Block Watch program in our community. We are in need of neighborhood volunteers.

Kathy Hippensteel will reserve the SR Community Center for the annual meeting for Monday, January 23, 2023.

Diana Love has agreed to Chair the nominating committee and Frieda Vogel has agreed to help with the ballots. Information and requests for board volunteers will be included in the newsletter.

Integrity First Property Management will be asked to put together a recommended budget for 2023 based on the previous budget.

HOMEOWNERS FORUM: Nadine White requested more holiday decorations be put up around the community and the possibility of paying someone to do it. She is going to get quotes. It was noted to have white light on the tree trunks in the entryways.

Meeting adjourned at 6:17pm

Next Meeting: Monday, October 24th, 5 pm at the pool

Respectfully submitted,

Kathy Hippensteel