

BOARD MEETING MINUTES

Location: Casa del Cielo Pool Ramada

March 30, 2026

BOARD MEMBERS PRESENT: Tom Krebs, Kathy Hippensteel, Dean Johnson, Becky Gall, Mike Zoretich (via phone)

OTHERS PRESENT: Randy Vogel, Freida Vogel, Carmen Padgett, Karen Dwigun, Jerry Dwigun, Jim Moran, Kathy Moran

CALL TO ORDER: The meeting was called to order at 5:02pm by President Tom Krebs.

PRESIDENT'S REPORT

- Tom informed the group that he is working to develop a schedule for the ACC to meet regularly to build procedures for various required items (e.g. standardized fine sheets, resident violation notices, inspections for house sales, updated paint palette, etc.).

APPROVAL OF MINUTES: February meeting minutes previously approved and are available at www.casadelcieloscottsdale.com.

COMMITTEE REPORTS

Finance – Kathy Hippensteel:

- February financials: due to the new management company integration we do not have the February financials yet. We expect to receive them by mid-April with the March financials and will report on them at the next meeting.
- New Management company: As previously discussed, Integrity First Property Management merged with GUD Community Management on January 1, 2026. There have been several issues with statements, and slow response time to resident questions. The management company has stated that all issues should be rectified by the April statements.
- Reimbursement form: there is a new process required by the management company if a board member needs to be reimbursed for expenses. Kathy can provide the form if needed.

Architectural Control Committee (ACC) – Tom Krebs

- See President's Report

Pool – Mike Wolfe (absent)

- The pool heater was replaced under warranty and is in working order.
- There was a request to ensure residents put back any deck furniture taken out. A sign will be considered if this continues to be an issue.

Landscape – Randy Vogel

- Lawns: Pre-emergent will be sprayed in April.
- Trees: Date Palms will be trimmed in April. Fan Palms will be trimmed in June.
- Landscape/Plantings
 - Flowers in pool area April/May change to summer color.
 - Entryways Lantana will be scheduled to be trimmed back
 - Desert Villa will start to alternate trimming shrubs down.
- Sprinklers: Backflow valves (4) tested by ABC Waterworks (passed)

Social – Carmen Padgett/Leslie Sharp

- Pool socials on 2nd and 4th Thursdays continue through April.

Communications – Kathy Hippensteel

- Casa del Cielo newsletter will be moved to quarterly. Separate communications for specific events (e.g. meal get together, tree spraying, etc.) can be sent if requested.

OLD BUSINESS

- No old business

NEW BUSINESS

- Board needs to review how to work with the City of Scottsdale on how to have some sidewalks replaced / repaired.

HOMEOWNERS FORUM

- Answered questions on how to set up payments with the new management company.
- Answered questions on front of house landscaping.

MEETING ADJOURNED: 5:37pm by Tom Krebs. The next meeting will be Monday, April 27, 2026 at 5pm at the Pool Ramada.