



Board Meeting Minutes

Location: CdC Pool Ramada

March 29, 2021

PRESENT: Hilda Banyon, Kathy Hippensteel, Tom Krebs, Diana Love, Frieda Vogel, Randy Vogel, Nadine White

CALL TO ORDER: The meeting was called to order by Randy Vogel, President at 4:59 pm.

APPROVAL OF MINUTES: Minutes of February 20, 2021 were previously approved by the board via email.

COMMITTEE REPORTS:

Finance

Tom Krebs, ACC/Treasurer, reported that the financials for CdC are sound; revenue is currently above budget and expenses have come in below budget to date. H. Banyon noted that the \$250 under Meetings/Administrative Expenses is actually funds deposited back to CdC for the Christmas party that did not take place in 2020. It will be corrected on the next financial report. **T. Krebs motioned to accept financials; 2nd by H. Banyon. Motion carried.**

Reminder: There will be meeting 11 am. Thursday, April 1 with Integrity First in the pool ramada area to further discuss financials. This will be the transition for Hilda to hand off to Tom and Kathy the Treasurer and Communications responsibilities that deal with IF. Board members who are asked to attend are : Kathy, Tom, Randy & Hilda. Please review and bring any questions you might have.

Pool

Randy Vogel, Pool Chair, reported there was a small expense to replace the backwash filter. He noted COVID restrictions are still in place until further notice in the pool area to ensure protection for all residents. New signs will be posted. Residents are reminded to follow the rules within the pool area and to please be respectful of properties nearby the pool area; keeping music at a minimum volume, no vehicles blocking driveways, etc.

Architectural

Tom Krebs, Architectural Control Chair (ACC), reported that Scottsdale Ranch (SR) approved the tile sample that a CdC homeowner presented as a replacement for the brown tile on his home. Discussion was held as to long-term availability and sizes of the tile, and updating the CdC color palette. It was noted that research was done previously to update tile colors, submitted to SR and was denied. N. White volunteered to research tile companies to find additional choices, sizing and long-term availability. R. Vogel requested her to report her findings back to the board. Further discussion of alternatives to the blue and brown tiles need to take place.

It was noted a resident has requested to temporarily remove a portion of the common wall area for a pool in their backyard. The wall will be returned to its original state along with any vegetation that is displaced during construction.

Landscape

Randy Vogel, Landscape Chair, reported that grass areas have been sprayed with pre-emergent. More trees are scheduled to be trimmed. An application was sent to SR to replace the olive trees at the entrances to CdC. **T. Krebs motioned to replace four olive trees with 36" box Palo Verde trees, two at each entryway at the cost of \$5,000 pending Scottsdale Ranch approval, 2nd by K. Hippensteel. Motion carried.**

Communication

Kathy Hippensteel, Communications, reported a resident voiced a concern about food cans being left on top of the mailboxes. The board was not aware of it being a problem and recommended a reminder for residents not to place anything on top of the mailboxes be placed in the newsletter.

PRESIDENT'S REPORT

Randy Vogel, President, reported that we have a great community and he is looking forward this year. As we go through the year, the board will be looking for things that need changed or updated and budget accordingly. The last board meeting will be April. There are no meetings during the summer months. HOA meetings are currently attended by board members only. The meetings will be open to all residents once again when we feel it is safe, probably in the fall. In the meantime, residents are welcome to contact the board with any concerns via the email or help line.

OLD BUSINESS

Solar Panels: Residents interested in installing solar panels will first need to apply through Scottsdale Ranch, and CdC Architectural committee will review the request. Scottsdale Ranch has guidelines on their website that residents will need to follow.

Light Poles: Painting of the street light poles is currently on hold. APS noted they will not paint the poles.

Street signs/poles: The city of Scottsdale has agreed to paint or replace the street signs in CdC.

Mailboxes: Estimate is \$13,500 - \$20K to replace the mailboxes. The board is in favor of replacing them and will be researching further.

NEW BUSINESS: Fee for renters: H. Banyon reported that by law CdC HOA can charge \$25 when someone rents a home. Last year, would have resulted in \$125 additional income to the CdC HOA budget. This is not a recommendation to adopt this practice only information for the Board. Discussion was held. It was decided not to pursue charging a Renters Fee at this time.

Meeting adjourned at 5:50 p.m.

Next Meeting: Monday, April 26, 2021—5 pm. at the pool ramada Board members only.

Respectfully submitted,

Kathy Hippensteel