



Board Meeting Minutes

Location: CdC Pool Ramada

April 26, 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 4:52 pm.

APPROVAL OF MINUTES: Minutes of March 29, 2021 were previously approved by the board via email.

COMMITTEE REPORTS:

Finance

Tom Krebs, ACC/Treasurer, reported that the financials for CdC are sound. **T. Krebs motioned to accept financials; 2nd by H. Banyon. Motion carried.**

Architectural

Tom Krebs, Architectural Control Chair (ACC), reported that Scottsdale Ranch (SR) approved a tile sample that a CdC homeowner presented as a replacement for the brown tile on his home. Due to lack of long-term availability, sizes of tile, etc., CdC disapproved the tile which was later also disapproved by Scottsdale Ranch. Until there is an approved option to replace the brown tile, an alternative option is to stucco the area. N. White volunteered to contact SR to see if they have sizes or product numbers for the current tile used on CdC homes to continue her research for other options. She will report back to the board at the next meeting.

It was noted that two homes are not in compliance per CdC architectural guidelines. A letter is being sent to SR to determine if they approved the updates previously.

Pool

Randy Vogel, Pool Chair, reported the pool light is scheduled for repair April 28th by Shield's Electric. They are looking to clean the conduit or run new line, if necessary. The salt cell was replaced (maintenance) for \$1050. N. White asked about the pool gate locks sticking, making it difficult to open. R. Vogel said he would get a quote to repair.

It was noted that more residents, children and guests are using the pool, which puts a strain on maintaining healthy chlorine levels. For the safety of our residents, the board was in agreement that all guests be accompanied by a resident when using the pool. No family members or friends using the pool while the homeowner is away. R. Vogel noted he is developing a letter to residents as a reminder. The board thanks our homeowners for their cooperation.

Landscape

Randy Vogel, Landscape Chair, reported that CdC received approval from SR to replace the Olive trees in the entries with Palo Verde trees. Replacement of trees will begin May 17th. Trees trimmed include four Oak trees and two Ash trees in May. All palm trees will be trimmed in June. A request was made to remove a dead Ash tree at 10052 San Bernardo and replace with a Red Push Pistache tree, not currently on the CdC list of approved trees. **N. White motioned to include the Red Push Pistache tree on the list of CdC approved trees, 2nd by T. Krebs. Motion carried.**

Flowers (Vinca) will be planted in the containers around the pool and at the entry April 29th. Lantana will not be planted around the new trees in the entryways until the trees are established.

Communication

Kathy Hippensteel, Communications, reported that she attended the Scottsdale Ranch Annual Meeting on April 15th. They had a speaker from the Scottsdale Police Department who provided a crime update in Scottsdale Ranch, and a representative from the Neighborhood Block Watch Program. The board agreed for K. Hippensteel to invite the Neighborhood Block Watch representative to our next board meeting.

PRESIDENT'S REPORT

The Casa del Cielo Board is committed to make decisions for our community as a whole. Individual requests are certainly considered and evaluated, but any final decisions are made with the overall community in mind. Our goal and desire is to keep the continuity in our community, which has been a purchase point for many homeowners. We are a 30-year-old community which still attracts new buyers with a look of beautiful landscape and clean elevation lines to our homes. We here at Casa del Cielo owe a large THANK YOU to all the board members who came before us in which decisions were made economically and with the foresight for continuity for the whole of CdC.

This past year, Covid changed all our lives and here at CdC we were reluctant to ask for volunteers during this year. Hopefully this coming fall we can re-establish our volunteers and community gatherings. We as a board do not plan on doing away with any activity that brought unity to our community. We look forward to once again seeing you at board meetings in the fall.

I know it can be both rewarding and disappointing living within a HOA. Rewarding when you drive thru and appreciate the look and value of all our homes, but disappointing when the individual part of us wants to establish our own individual look. Thank you for trying to understand decisions made are never personal, but only made on what the board believes will be beneficial to our community.

We do fall under the guidance of Scottsdale Ranch Master Plan, so any and all requests to change anything to your home needs to first go before the ACC of Scottsdale Ranch, then will be forwarded to the ACC of Casa del Cielo for approval. Even our board had to first get Scottsdale Ranch's approval to replace our allergy-causing old Olive trees with Palo Verde trees at the community entryways. Our upgrade will take place in May.

Thank you all for taking care of our community.

Randy Vogel, President

OLD BUSINESS

Mailboxes: Estimate is \$13,500 - \$20K to replace the mailboxes. The board is in favor of replacing them. T. Krebs is working with the Postmaster and installer. He hopes to have more information at the next board meeting.

Street signs/poles: T. Krebs talked to the City's street department about painting or replacing the street signs in CdC. They will be sending out a representative to determine if they will paint them.

N. White noted that she has seen solar panels in the community and wondered if they received approval. R. Vogel noted that SR has guidelines and needs to approve solar installation first prior to CdC approval. Solar panels are not supposed to be seen from the street.

H. Banyon thanked residents for volunteering to pick fruit off neighbor's citrus trees. The deadline has now passed to have the citrus fruit picked and removed from the ground. If reported, residents can be fined for non-compliance.

NEW BUSINESS: The board thanked Hilda Banyon for all her help serving on the board over the years. This was her last meeting before moving. She will be truly missed.

HOMEOWNERS FORUM: Covid restrictions currently in place.

Meeting adjourned at 5:54 p.m.

Next Meeting: Monday, May 24, 2021—5 pm. at the pool ramada. Board members only.

Respectfully submitted, Kathy Hippensteel