

## BOARD MEETING MINUTES

Location: Casa del Cielo Pool Ramada

March 2, 2026

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

**OTHERS PRESENT:** Leslie Sharp, Randy Vogel, Mike Wolfe, Steve Senseman, Carmen Padgett

**CALL TO ORDER:** The meeting was called to order at 5:04pm by President Tom Krebs.

### PRESIDENT'S REPORT

- Tom Krebs announced the new board and their positions:
  - President: Tom Krebs
  - Vice President: Dean Johnson
  - Treasurer: Kathy Hippensteel
  - Secretary: Becky Gall
  - Member-at-Large: Mike Zoretich
- Tom announced that Mike Zoretich submitted his resignation as ACC chair. Tom moved to accept this resignation. Dean 2<sup>nd</sup> the motion. Motion approved. We thank Mike for his hard work on this committee.
- Tom is now the acting Chairman of the ACC committee and motioned to add Dean Johnson to the committee. Kathy 2<sup>nd</sup> the motion. Motion approved. The committee will meet as needed to ensure we are maintaining community policies/standards.

**APPROVAL OF MINUTES:** Annual minutes previously approved and are available at [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com).

### COMMITTEE REPORTS

#### **Finance – Kathy Hippensteel:**

- Approval of January 2026 Financials: financials continue to be stable. Kathy motioned to approve financials / Tom 2<sup>nd</sup>. Motion approved.
- New Management company: Integrity First Property Management merged with GUD Community Management on January 1, 2026. There are issues with homeowners statements currently due to this transition. Integrity First and Board ask that residents please be patient while the new management company works through the transition. Residents should have received an email stating to disregard statements that were sent out as this is a known issue.

#### **Architectural Control Committee (ACC) – Tom Krebs**

- See President's Report

#### **Pool – Mike Wolfe**

- The pool heater continues to have some issues. We are working to resolve these issues, or potentially replace the heater if needed. Maricopa County inspected the pool and spa. We were in violation for not keeping the gate(s) closed and locked at all times. Homeowners will be notified.

### **Landscape – Randy Vogel**

- Lawns: fertilized in January/February. Pre-emergent will be sprayed in March/April.
- Trees: 85 olive trees sprayed for prevention of olives.
- Projects:
  - 100<sup>th</sup> St. north entry wall completed with blue tile extension.
- Complaints/Request:
  - Landscape change request at 92445 N. 101<sup>st</sup> Place – approved with written approval from neighbor if install on their property.
  - Cactus damaging common wall in homeowner’s backyard – working to rectify,

### **Social – Carmen Padgett/Leslie Sharp**

- Carmen and Leslie confirmed they will continue as co-chairs of this committee.
- Announced that there is a CdC community brunch at Eggstasy on March 12<sup>th</sup> at 10:30am open to all residents.

### **Communications – Kathy Hippensteel**

- Kathy asked if any residents have changes in their email to please let her know to ensure communications are received. Any updates should be sent to [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com).
- Reminder to vote in the upcoming SRCA elections.
- Recommendation for communications to include reminders of community regulations (e.g. rules around putting signs in front yards, ensuring the pool gates are locked at all times).

### **OLD/NEW BUSINESS**

- No old or new business

### **HOMEOWNERS FORUM**

- New resident attended the meeting to request approval on an exterior paint color. Tom will get back to the homeowners within 2 weeks.

**MEETING ADJOURNED:** 5:51pm by Tom Krebs. The next meeting will be Monday, March 30<sup>th</sup> at 5pm at the Pool Ramada.