

Casa del Cielo HOA Monthly Board Meeting

When: March 24, 2025, 5 pm – 6 pm

Location: CdC Pool Ramada

MINUTES FOR THE MARCH MEETING

Board Members Present: Tom Krebs, President; Ginny Bertoncino, Vice President; Paul Hoff, Secretary; Kathy Hippensteel, Treasurer; Mike Zoretich, Member at Large (by phone)

Homeowners Present: Barry Bader, Camilla Clark, Ralph Friedly, Jeannie Gillins, Wm Dean Johnson, JD Ogles, Katy Ogles, Carmen Padgett, Romane Roman, Carol Schaefer, Leslie Sharp, Randy Vogel, Mike Wolfe

Meeting Called to Order by President Tom Krebs at 5:00 PM

PRESIDENT'S REPORT: Tom Krebs - Thank you all for coming and participating, also including the unanimous votes for us to continue enforcing our CC&Rs relative to street parking.

APPROVAL OF MINUTES: Paula Hoff moved to approve the February 24, 2025, minutes. Kathy Hippensteel seconded. Motion was approved. Minutes are posted on the website.

COMMITTEE REPORTS

Financial - Kathy Hippensteel

- February Financials - Kathy commented on the low HOA payment delinquency. Integrity First will continue to send delinquent notices as needed.
- The HOA continues to receive substantial earned interest from our CDs, which is reflected in the financial packet.
- **Kathy motioned to approve the Financial package for February 2025. Paula Hoff seconded. Motion was approved.**
- CPA Bids for 2024 Audit and Taxes Update- three CPA firms were requested to provide proposals to perform a full audit, along with our taxes. Two CPA firms provided proposals, and one denied, citing scheduling conflicts. Mike Zoretich reviewed the two remaining proposals and was in contact with both CPA firms with in-depth questions, which resulted in the least expensive CPA firm withdrawing its proposal. It was suggested by President Tom Krebs to table the action item until the fall and look into securing a CPA firm to do a full audit and our taxes at that time. **Paula Hoff motioned to table the selection of a CPA firm that would conduct a full audit and our taxes until the fall. Ginny Bertoncino seconded. Motion was approved.**
- **Ginny Bertoncino motioned that CdC HOA continue with a Compilation Review and filing of 2024 taxes with our regular CPA firm, Jensen CPA Firm. Paula Hoff seconded. Motion was approved.** Kathy Hippensteel noted she will contact IFPM to ask Jensen CPA if they would conduct our Compilation and Taxes for 2024 since the deadline is fast approaching.
- Kathy noted that the responsibilities of the Treasurer need to be updated with the hiring of IFPM. Also, there needs to be a documented review and approval process for payment of invoices and reimbursement receipts. She will work on a draft as time permits.

Architectural Control Committee (ACC) - Mike Zoretich

- ACC Updates - The denial process for pavers from SRCA was because the pavers are not coming from the same manufacturers as SRCA requires, but the manufacturers are no longer in business or making the pavers. He is working with SRCA to have another paver approved that can be used in our community.
- A resident submitted that the outer wall of his property was deteriorating. It was noted that it fell under the HOA's responsibility to have the outer wall repaired. Mike is working with Mauricio to get it repaired.
- It was noted that a resident has an address sign in cobalt blue in their front yard. A picture was submitted to ACC for review to determine if it complied with SR and CdC AAC rules.

Pool Committee - Mike Wolfe

- Pool maintenance updates - 3-10-2025 repair/replace filter, 3-14-2025 replace/repair sand filter.
- Mike thanked JD Ogles for agreeing to help on the pool committee.
- Discussion was held about the safety of the pool chemicals being stored in the large plastic bin outside the pool equipment room. Dean Johnson noted separating chemicals that could cause a chemical reaction and ensuring the container is approved to store these types of chemicals. Because the storage container is outside and visible, it was noted that SRCA and CdC ACC need to approve the container.
- Tom Krebs recommended pursuing McCallum Pool Service to store chemicals and bringing them during maintenance service.
- Maricopa County Pool Code does not address storage of chemicals because the MSDS sheets for each chemical include storage instructions. Refer to each MSDS on each chemical. MSDA has information on all chemicals and how to properly store chemicals. Labels should be posted on all containers containing chemicals. MSDS labeling and storage fall under OSHA.
- To apply for storage shed approval, you must submit your request from the SR storage shed checklist. You must submit and complete all the required information from each of the checklists that relate to all that you are requesting. All requirements are listed on their homepage. They will not give an opinion except to say they have not received any request to allow storage shed to be used in proximity to view lines from neighbors, streets, or sidewalks. Final submittal and approval would then be Casa del Cielo HOA's ACC.

Landscape - Randy Vogel

- Landscape updates - Fertilized Lawns Turf Royal 21-7-14, Schedule Pre-Emergent for April
- Trees: Trim of 6 Oak trees, 2 Mesquite trees, removed Lg Palo Verde between house 100th & Bernardo, removed Lg Pine at 10059 E. Salvador at the homeowner cost. Landscaping / Planting: Trimming back petite oleanders, bougainvillea, and lantana to remove dead and promote growth.
- Sprinklers: Repaired 2" Main and feeder lines entry 100th. Scheduling an inspection with the city of Scottsdale regarding all flow control valves.
- Complaints/Request: Lawn area water stuck on 3/23. Residents are reminded that any landscape changes to the front yard must be approved in writing by the Landscape/ACC Committee before work is started.

Social- Ginny Bertoncino

- Upcoming events - Lunch at George and Son on March 28th
- Update of Pool Socials will be on hold until the Fall. The best days are usually on Thursday.
- Thank you to Katy Ogles for volunteering to help on the Social Committee and Thursday Socials.

Communications - Kathy Hippensteel

- Communication Updates - Construction for the ADA (Americans with Disability Act) ramps is done.
- Kathy reminded residents to be sure to keep their email address updated with the HOA and IFPM.
- She received one resident wanting to unsubscribe from the newsletter, and suggested maybe having the newsletter go out once a quarter or two times a year.

HOMEOWNERS FORUM

There were no comments from the residents attending the meeting.

Tom Krebs called the meeting adjourned at 5:41 pm.

Next meeting: Monday, April 28, 2025, at 5 pm., at the Pool Ramada