



Casa del Cielo Annual Meeting

Location: Scottsdale Ranch Club House

January 20, 2025 6 PM

BOARD MEMBERS PRESENT: Kathy Hippensteel, Mike Zoretich (by phone), Ginny Bertoncino, Debra Castro, Paula Hoff was not in attendance due to illness.

HOMEOWNERS PRESENT Jim Bertoncino, Katy Ogles, JD Ogles, Randy Vogel, Frieda Vogel, John Good, Pat Good, Doug Clark, Camillia Clark, Gregg Schindel, Ralph Balding, Jeanne Balding, Leslye Lebakken, Stephanie Honan, Mike Wolf, Ed Burke, Maureen Burke

CALL TO ORDER: The meeting was called to order at 6:02 pm by President Kathy Hippensteel.

Presidents Report: Kathy Hippensteel

Kathy introduced board members: Kathy Hippensteel – President, Ginny Bertoncino – Vice President, Paula Hoff – Treasurer, Debra Castro – Secretary, Mike Zoretich –Member-at-Large. Debra Castro's term is up and she will be going off the board this year. She thanked Debra for her service.

There were no volunteers to run for the open board position – seeking advice from our attorney we were told as a board we could appoint a new board member. Tom Krebs, who has previously served on the board, has accepted the appointment from the board and will fill the vacancy for a 3-year term. Thank you, Tom.

In hopes of keeping our dues down, Casa del Cielo has chosen to have a working volunteer board, as opposed to having a management company. Kathy thanked the board members for all the work that has been done this year. The 2025 Budget has been approved with an increase in monthly dues.

Kathy also introduced committee heads and thanked them for their service.

Social Committee – Carmen Padgett and Ginny Bertoncino

Pool Committee- Leslye Lebakken and Mike Wolfe

Landscape Committee – Randy Vogel

ACC Committee – Mike Zoretich

APPROVAL OF MINUTES: December 16, 2024 minutes previously approved and are available at www.casadelcieloscottsdale.com

COMMITTEE REPORTS:

Finance: Hippensteel for treasurer Paula Hoff

There were questions on the December financials. The board will review them again and look to approve them at the February meeting along with January's financials. An audit is being scheduled in 2025 for the 2024 year.

Architectural (ACC): Hippensteel spoke for Committee Chair Mike Zoretich who was attending via phone.

A review of accomplishments in 2024 from the ACC committee was provided:

- “No Solicitation” signage has been installed at both entrances to Casa del Cielo community.
- Street light poles in the community have been replaced or painted and the lights have been replaced with energy efficient lights.
- Policies have been updated to include– the color palette form, pavers, lease agreement, and inspection forms
ACC is looking for residents who are interested in being on the committee.

Pool – Leslye Lebakken:

- The heater for the hot tub has been redone.
- The equipment room lock has been replaced and the space cleaned up.
- Chemicals have been moved to a storage chest with a lock.
- Cool decking has been repaired.
- The gliders on chairs and tables have been replaced.
- Straps on chairs have been repaired.
- Supplies for the bathroom are purchased throughout the year.

Reminder: There is one key for the pool given to the homeowner/replacements are currently \$25.00.
The pool is heated to 86 degrees in the winter / Spa is kept at 102 degrees.
The pool area is cleaned 1 x a week and the pool and spa are cleaned 3 x a week.

Landscape: Randy Vogel:

Contractor: Desert Villa Landscape (Mauricio and Crew)

- The base contract will hold - 2024 supplies will increase approx. 7-12%
- Contract – weekly Lawn (47 cuts) and front areas blown
- Overseeding of winter lawns (labor)
- Fertilizing (lawns 4 times)
- Spraying of weeds
- Trim shrubbery-- 9 trims per year
- Common Wash and Outside Wall areas maintained quarterly
- Sprinklers Checked

Trees: Trimming of Trees (type of tree) scheduled 1-5 yr cycle

- Trimmed 36 Palms
- Topped & Trimmed 73 Olive trees and 15 others
- Removed 1 Ash and 1 Texas Ebony
- Sprayed 85 Olive trees for olive control

Landscape/ Plantings: Seasonal Flowers 2 entryway areas, park and pool areas
Replaced 32 shrubs and 2 trees

New Design added: Brick bordered Flower bed in front of pool on San Salvador

Sprinklers: Backflow assembly checked (above ground check) yearly.

- 1 backflow vandalized \$922
- 2 backflows failed inspection \$1,580 was repaired.

Bee Removal: 5 locations (Common areas)

Sub Contractors used were:

Carter Weed Control
ABC Water Works
Punch Honey Bee
Ventura Landscape & Trees
Tree Doctor (olive tree spray due 2/04/2025)

Social: Ginny Bertoncino

Many events were planned for 2024

Once a month or every 6 weeks an outing was planned (breakfast or dinner) at area restaurant
Holiday Decorating of neighborhood – thank you to many
volunteers

Holiday dinner party at SR club house

Annual Meeting / Chili Cook off

A big thank you to Carman for her help this year.

Thank you also to Shirley Ekvall for taking over the Thirsty Thursday gathering at the pool and Don Bluth theater outing
Looking for additional committee members and volunteers.

Welcome Committee: Debra Castro

This was a new committee created this year. A welcome letter was created with the intent of giving to new residents.

Communication: Kathy Hippensteel

A neighborhood newsletter was created and emailed to all residents from September- May. The website was updated and includes a lot of information including forms, meeting minutes, CC&Rs, etc. Let Kathy know if there is a change to your email address to be sure to get neighborhood communications.

OLD BUSINESS:

Thank you to Tom Krebs, Ginny and Jim Bertoncino, and John and Kathy Hippensteel for their help in painting house numbers on curbs. For homeowners who want their house number painted or repainted on the curb, free kits are available from the City of Scottsdale to borrow and you can DIY.

NEW BUSINESS:

HOMEOWNERS FORUM:

Homeowner Greg Schindal commented on the excellence and longevity of Desert Villa Landscape, CdC 's landscape company, serving our community since 2002.

Meeting adjourned at 6:37pm

Next Meeting: Monday, Monday Feb 24, 2025 5:00 pm at CdC Pool

Respectfully submitted,
Frieda Vogel