

Casa del Cielo (CdC) Monthly Board Meeting

Monday, September 29, 2025: 5 – 6 pm

Location: CdC Pool Ramada

MINUTES FOR THE SEPTEMBER MEETING

BOARD MEMBERS PRESENT: Tom Krebs, President; Kathy Hippensteel, Treasurer/Communications Liaison; Ginny Bertoncino, Secretary; by phone: Paula Hoff, Vice President/Social Committee; Mike Zoretich, Member at Large/ACC

HOMEOWNERS PRESENT: Daniel DeLeon, Becky Gall, Ken Huettl, Dean Johnson, Janet Kaiser, Jim & Kathy Moran, Carmen Padgett, Leslie Sharp, Randy & Frieda Vogel, Mike Wolfe

Tom Krebs opened the meeting at 5:00 p.m. He welcomed everyone, as this is our first meeting after the summer break. He asked that if homeowners would like to speak, please introduce themselves and provide their address.

PRESIDENT'S REPORT: Tom stated that during the summer, he and Kathy Hippensteel met with Scottsdale Ranch (SRCA) contacts Kathe Barnes and Kathy Diab to go over questions and issues. The Board met at an executive session in August to plan out the remainder of the calendar year—budget, Board election, events, etc.

APPROVAL OF MINUTES: Tom also states that the May board minutes were approved prior to tonight's meeting.

COMMITTEE REPORTS:

****Financial—Kathy Hippensteel:**

Casa del Cielo has two interest-earning CDs, an 11-month which matures in October and a 7-month which matures in January, earning CdC monies in interest. Although the interest rates are not as high as they have been in the past, we are still earning additional income. Kathy stated that there is a penalty for early withdrawal, but we don't believe that will be an issue. Ginny Bertoncino motioned to continue with both CDs until maturity. Tom Krebs seconded. There being no further discussion, the motion passed.

CdC's gas and electric bills are way down. In the past there was an issue with the gas meter; however, it has been corrected. Discussion ensued as to whether the board needed to see the bills each month. Kathy will continue to send these bills to the board for their perusal.

Committee heads will need to submit vendor increases so that Giselle at Integrity First Property Management (IFPM) can put together a budget for 2026. Randy Vogel will obtain financials from Gisele. Mike Wolfe stated that McCallum's Pool Service is not increasing its rates. Kathy mentioned that the budget needs to be presented to CdC homeowners by December 1, 2025.

Kathy is working with Gisele on an audit, and she'll have more information at our October board meeting.

Delinquencies are low.

Kathy moved to approve CdC's August financials. Ginny Bertoncino seconded. There being no further discussion, motion carried.

****Architectural Control Committee (ACC)—Mike Zoretich:**

Fees for the selling/purchasing of homes have been taken care of by the buyers and sellers.

Paver guidelines must be updated since vendors have changed their available selections over the years. ACC will work on this issue during the fall.

Camera surveillance systems: SRCA may ask residents to seek approval for cameras installed on their property. Ring, etc., doorbell systems are not an issue, only those cameras that are pointed at neighbors' homes/yards.

****Pool Committee—Mike Wolfe:**

The pool is looking good. There have been no major issues. A minor issue concerned the salt cell, and since it is under warranty, it was repaired at no cost to CdC. Discussion ensued about obtaining pool service bids from 2-3 other companies to ensure we are getting the biggest bang for our buck from McCallum. Tom mentioned that a pool company is coming tomorrow, Tuesday, September 30, to look at our equipment and tell us what they'd do and what they'd change. Leslie's Pools came out and said there are things that need attention. Mike stated that the pool and the spa are on different schedules for maintenance. Kathy suggested we go out to bid every 3-5 years, and Tom agreed to get 2-3 other companies to submit bids.

****Landscape Committee—Randy Vogel:**

Randy stated that SRCA inspected our common areas and mentioned a number of things that needed addressed (i.e. Bermuda grass doesn't grow under trees and there are patches of brown spots). Since September is the worst month to inspect, the Landscape committee is not concerned because overseeding will begin shortly. Discussion ensued about different types of grasses that golf courses are experimenting with that may be more beneficial than Bermuda grass. No decision was reached. A detailed Landscape Report is attached.

****Social Committee—Paula Hoff:**

Paula began by thanking Carmen and Leslie for their help with the resident Eggstacy breakfast and the ice cream social. Notices will be sent out soon for the next two breakfasts. Holiday decorations will be put together and hung in the community on Saturday, November 29, from 9 a.m. until completion. There will be a waffle food truck present for Santa's elves to purchase breakfast during the event.

The CdC holiday party will be held on Thursday, December 18 from 3 to 7 p.m. There will be 54 spots available for boat rides. Hors d'oeuvres will be served and residents are asked to bring wine and dessert. More information forthcoming.

The chili cookoff will again precede CdC's annual meeting in January. Paula will prepare a budget for these events.

Paula noted she had attended a Scottsdale Neighborhood College class on Legislative Updates and will provide a copy of the handout to the board.

****Communications—Kathy Hippensteel**

Kathy sends out CdC newsletters, reminders, etc., to CdC residents. Please let Kathy know if you would like to have a topic included.

OLD BUSINESS: None

NEW BUSINESS: Tom mentioned that there have been disconnects in the past regarding CC&R violations and follow-up. Most of our CC&Rs repeat SRCA's CC&Rs; however, a few may vary. SRCA's CC&Rs state that work trucks cannot be parked in driveways. They supersede our CC&Rs. The question is: Who enforces...SRCA or CdC? Progress was made when Tom and Kathy met with Kathe Barnes and Kathy Diab, but they're still working on some issues that need to be ironed

out. Two continuing issues are 1) trash cans being left out too long, and 2) parking on the street. Tom noted that SRCA notifies residents in writing, typically email.

Managing rentals: It has been determined that the property manager/owner doesn't always pass along pertinent information to renters. CdC is not always made aware that there are renters living in our community. Kathy suggested to homeowners that if they see a violation, to please take a picture of it and email it to the Casa del Cielo hotline email address at casadelcieloscottsdale@gmail.com. She added that residents care about our community and are eager to comply with our CC&Rs.

Integrity First Property Management passed along to Kathy that Casa del Cielo is one of the best-run volunteer communities in the valley. However, our board is sometimes spread too thin. We need volunteers and new blood to become part of our board of directors. If the board doesn't acquire the help it needs, we may have to ask IFPM to assume more responsibility. With that comes higher HOA fees to cover the additional costs. As it stands now, IFPM's charges are increasing 1/1/2026 from \$6,528 a year to \$6,984 a year for the services they currently provide. Discussion ensued. No decision was reached.

SRCA has a meeting room where we could hold our monthly board meetings. Residents could attend in person or on ZOOM. The board will explore this possibility.

Tom volunteered to chair the Nomination Committee and the upcoming board election. Frieda Vogel volunteered to help.

HOMEOWNER FORUM:

Frieda mentioned that the CdC telephone hotline (480-767-5940) is tied to the phone at the pool. CdC is required to maintain that phone line at the pool for emergencies and calls to 911. The volume is turned off for incoming calls, but is checked regularly by the board for messages.

Discussion ensued about the pool area needing refreshing. Paint is chipping in places, some of the lounges need to be restrapped, some tiles inside the pool need attention, some lights in the pool area are out, and signs on the gates are faded. Mike Wolfe has been taking care of patching little areas in the pool deck on his hands and knees. Is refreshing CdC's pool area a capital improvement issue or a landscape issue? To be determined. Frieda kindly offered to obtain bids for pool area improvements.

There being no further business, Tom Krebs adjourned the meeting at 6:08 p.m.

Respectfully submitted,

Ginny Bertoncino, CdC Board Secretary

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Landscape Report

- Lawns:** Pre-Emergent sprayed all lawn areas 5-14
Treated Nutsedge (sprayed 25 gal. Sedgehammer) 7-11
Sprayed Broadleaf Turf 8-28
Fertilized Lawns Turf Royal 21-7-14 (4-6 weeks)
Over Seed Mid October
- Trees:** 100th St. Eucalyptus tree trimmed (homeowner request)
Trimmed 36 Palm Trees
10056 San Bernardo removed dying Sumac
10076 San Salvador removed
9275 N. 101st St. Remove sm. Tree
100th St. Remove wind damage tree/misc. tree limbs
- Landscape/Plantings:**
Install summer color flowers & lantana entryways/pool
10088 E. San Salvador Replace palm
10056 Calle de Cielo replaced Pyracantha
Trimming shrubbery consistent 4–6-week schedule
- Projects:** Conversion lawn to rock 10073 Calle de Cielo
Removal lawn, add brick border, add 24" box tree, 6- 5gal. shrubs
drip system, 5 tons gravel, 3 med. Boulders.
- Sprinklers:** Repair 3 main lines, replace 2 values, replace non-work drip heads
- Complaints/Request:**
Scottsdale Ranch - brown area lawn (shade areas)

Residence reminded any landscape changes to front yard must be approved in writing by the Landscape/ACC Committee before work is started.