

Casa del Cielo
Homeowners Association

Board Meeting Minutes
Location: Casa del Cielo Pool Ramada
February 24, 2025

Board Members Present: Tom Krebs, Ginny Bertoncino, Kathy Hippensteel, Paula Hoff, Mike Zoretich (by phone)

Homeowners Present: Romane Roman, Dean Johnson & Leslie Sharp, Randy Vogel, Doug Clark, Leslye Lebakken, Mike Wolfe, Bert Halberstadt, Ed & Maureen Burke, Susan Handloff, Jim & Kathy Moran

The meeting was called to order at 5 PM by President Tom Krebs.

Tom Krebs presented the new board member positions for the 2025 – 2026 HOA.

Tom Krebs	President
Ginny Bertoncino	Vice President
Kathy Hippensteel	Treasurer
Paula Hoff	Secretary
Mike Zoretich	Member at Large and Architectural Committee Chairman

Approval of Minutes: Paula Hoff motioned the approval of the January 20, 2025, annual meeting minutes, Kathy Hippensteel seconded, the motion passed, and Minutes were approved.

Committee Reports:

Finance

- Approval of December 2024 and January 2025 Financials: Kathy H. motioned for approval of the financials, Paula seconded, and all were approved.
- The CDs of reserve funds that are now in place have accumulated interest of \$200.00 for December 2024 and \$211.63 for January 2025.
- Filing for Taxes and Full Audit: A discussion took place on undertaking a full financial audit for 2024. It was noted that the fiscal year is January to December. A CPA firm would do both a full audit and the taxes. An extension request for taxes is normally done by the CPA firm chosen to conduct the full audit, and taxes get filed in October instead of April. Kathy presented three CPA firms for bids. However, one CPA firm was not available, so there will be two bids for approval.
- Insurance – Kathy will research to make sure CdC has adequate insurance. Payment has already been made for the year.
- IFPM – The 2025 contract from IFPM is in place for this year. It was noted that IFPM requires 30 days' notice if CdC does not want to continue the contract. No increase in fee from IFPM.

Architectural Control Committee (ACC)

Discussion of Mike's outline regarding increasing the Inspection Fee at the time of close of escrow. The topic is tabled until the March 2025 meeting and more research has been done.

Pool

Leslye Labakken and Mike Wolfe pool committee reported on the repairs and updates they have done.

- Paula Hoff expressed concerns regarding water leaking under the cabinets from the pool surge room. Leslye will call McCallum regarding solving this problem.
- The pool committee will be adding JD Ogles. Ken Huettl is still a member of the committee but is dealing with health issues. Leslye expressed she will remain on the committee, but not in a Chair role.
- Dean Johnson and Randy Vogel volunteered to look into the safety and rules with Maricopa County for the storage of chemicals. The current method may need to be changed.

Landscape

- Lawns: Fertilized Lawns Turf
- Trees: Sprayed 85 Olive trees
- Removed large Palo Verde between houses 100th Place and San Bernardo, removed dead Palo Verde across from pool, scheduled to trim 2 oak trees, 2 Mesquite trees, and request of approved 10059 E. San Salvador to remove large Pine tree that the homeowner will pay.
- Flowers outside the pool area are being replanted.
- Sprinkler repair for 2" Main Sprinkler Lines, and 3 lines damaged by APS & Cox.
- Complaints and or requests to trim Oak tree at 9265 N. 101st St. and Desert Villa contract has been signed for 2025.
- The residents are reminded that any landscape changes to the front yard must be approved in writing by the Landscape/ACC Committee before starting work.

Social

- Upcoming pizza lunch at Giovanna's for February 26, 2025.
- Ginny asked Katy Ogles to join the Social Committee.
- Shirley has resigned from the Social Committee. She will be selling her home, and we all wish her the best and thank her for all the work.
- We are looking for someone to help with the Pool Socials. Leslye mentioned she might be available in the fall.
- The Board reviewed the "Welcome Letter," and Ginny will fine-tune the letter to include more verbiage regarding that the HOA is self-managed and that the HOA is looking for more volunteers.

Communications

- Kathy is putting the finishing touches on the newsletter.
- Kathy has requested help with the Website for maintenance.
- Kathy has also requested help in the backup storage of Casa del Cielo Gmail storage. Tom has an external hard drive that he has volunteered to be used in the storage of the Gmails and will arrange a time with Kathy to download on the storage device.

New Business

- A discussion was held about updating the CC&Rs. It was noted that it might be prudent to update using Amendments vs. completely updating the CC&Rs, which could hurt the HOA when the laws are changed. We would not be grandfathered in many cases.
- Also, the discussion of Scottsdale Ranch HOA's CC&R on this issue and matching our CC&Rs.
- Discussion was held about the New Parking Law. A vote needs to take place from the residents before June 30, 2025, to maintain our current Street Parking policy, or CdC HOA loses the ability to regulate public parking within Casa del Cielo.
- An owner had a concern regarding backyard fruit trees and the possibility of contacting the Boy Scouts to pick the fruit before April's deadline. Kathy said she would look into it.
- Each resident is responsible for the fruit to be picked on their trees, even if the home is being rented. If the HOA has to have the fruit picked because of the negligence of the homeowner, then the HOA will have the fruit removed, and the cost will be passed on to the homeowner. The deadline to have fruit removed is April 30th.

Next Meeting: Monday, March 24, 2025, at 5 p.m. at the Pool Ramada.