

Casa del Cielo HOA Monthly Board Meeting

When: Monday, May 19, 2025 — 5 p.m. - 6 p.m.

Location: CdC Pool Ramada

MINUTES FOR THE MAY MEETING

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

Homeowners Present: Carmen Padgett, Mike Wolfe, Randy Vogel, Ken Huettl, Leslie Sharp, Shirley McGlone, Mary Marsh, Vince Wyles, Joyce Wyles, Travis D. Walker

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

PRESIDENT’S REPORT: Our bylaws allow for the President to call a special meeting, so Tom will hold an Executive Board Meeting between now and when the Board reconvenes in September. Tom advised that there is no parking on CdC sidewalks. Apparently, some guests do, so he asked that Scottsdale Ranch parking rules be put on our website, as well as bringing trash cans in timely.

APPROVAL OF MINUTES: Ginny Bertoncino moved to approve the April 28, 2025, minutes. Paula Hoff seconded. Motion carried. Minutes will be posted on the website.

COMMITTEE REPORTS:

Financial -- Kathy Hippensteel

The billing for the community’s gas, electric, water, and Century Link accounts all look good and are within reason. At the end of April, CdC earned \$474.14 for our one 7-month CD, which is coming due in June. The interest rate is decreasing from 4.4% to 3.95%. Ginny Bertoncino motioned to keep the CD in place. Paula Hoff seconded. Our other 11-month CD earned \$380.65 to date and will come due in November.

Kathy motioned to approve the Financial package for April 2025. Paula Hoff seconded. Motion was approved.

Architectural Control Committee (ACC) – Mike Zoretich

Mike’s been working with Scottsdale Ranch on the paver company issue (pavers listed on our website are no longer being made by the same company).

Scottsdale Ranch has offered to provide a blanket approval for ACC Painting Applications when using the pre-approved color palette for Casa del Cielo. The board agreed on the importance of having a two-step approval process and requested that Scottsdale Ranch continue to review painting applications. Mike Zoretich motioned to retain the current review process for homes painted in CdC. Ginny Bertoncino seconded. Motion approved unanimously.

Some home sale inspections are coming in with very short notice. IFPM charges \$100 for rush approval, and Gretchen offered to split that amount with CdC 50/50. (Mike Wolfe mentioned it's a negotiated fee between seller and buyer.) Mike Z. feels we should also charge a fee for inspection "rushes." The ACC has to ensure the home is in compliance, and on a tight schedule, it's difficult. Discussion ensued. Tom asked Mike to talk with Gretchen to find out what qualifies as an inspection rush and to discuss a possible staggered fee depending on time frames.

There was discussion about illegal parking in driveways and on streets. For the second time since December, there was an airstream parked in a driveway for 10 days, which is out of compliance with CdC parking rules. Discussion ensued. Tom asked Mike to look at the thumb drive he had given to him to find the appropriate letters to be sent to residents for illegal parking and for trash bins being left out on the streets.

Kathy advised that CdC guidelines are posted on our website's home page.

Pool Committee – Mike Wolfe

The pool has been in good shape this past month. Repairs to the pool are now complete. The vents on the roof of the equipment room are scheduled to be painted.

The gas company came out and determined that the gas meter in use was not adequate and has been replaced so that it's compatible with the new heater.

Leslie Sharp's husband was unable to come to the meeting, but suggested we have Leslie's Pools service team come out and assess our situation. Tom advised he will call them.

After years of service on our pool committee, Leslye Lebakken has resigned, but in the fall, she will resurrect the pool gatherings (currently known as Thirsty Thursdays). More to come.

IFPM emailed Casa del Cielo's "Permit to Operate" for our community pool and spa. As required, a copy of the notice will be posted on the pool bulletin board.

Landscape – Randy Vogel

Lawns: Fertilized Turf Royal 12-7-14; Pre-Emergent sprayed on all lawn areas.

Trees: 9280 North 100th Place – Eucalyptus tree on 100th Street trimmed (homeowner request); palm trees scheduled for June.

Landscape/Plantings: Pool area—install summer color flowers; Entryway—replaced with Lantanas; Top planter areas on entry—replaced with Vinca.

Trimming back petite oleanders, bougainvillea, and lantana to remove dead and promote growth.

Complaint/Request: Trim Eucalyptus on 100th St. overhanging onto backyard from common area.

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 – Paula Hoff

Social Committee will schedule and calendar outings in advance from September 2025 to the end of April 2026, and give it to Kathy to post on our website.

Thirsty Thursdays will be a part of the Social Committee.

Communications – Kathy Hippensteel

Our next HOA Board Meeting is Monday, September 22, 2025. However, during the summer, residents can still reach the Board via the hotline or CdC's email address (casadelcieloscottsdale@gmail.com).

The Scottsdale Police Department conducts "vacation watch" and will periodically drive by your home if requested.

CdC's authority to monitor parking was filed with Maricopa County.

Realtors commonly ask what CdC's fees are when buying or selling homes. They are posted on our home page of our website.

The City of Scottsdale offers a multitude of free classes on a variety of subjects. Several of the classes are held at the Senior Center located on Via Linda. There is a link to the class catalog on our website.

As a topic of interest, Kathy posted on CdC's "Documents" page the three original floor plans. This may be of interest to new residents who may have moved into a completely remodeled home and wonder what it looked like when it was built.

HOMEOWNERS FORUM

📧 Carmen suggested a reminder in our next newsletter for parking rules, pick up after your pet and keep your pet on a leash. Kathy will send an email with these reminders since not everyone reads the newsletter.

A question was presented about APS and its cabling of streets for several weeks. There are issues with some power that require trenches to be dug and new cables laid.

A resident asked if anyone experienced low water pressure (both hot and cold) in the mornings. Discussion ensued but no verdict was reached.

Tom Krebs adjourned the meeting at 5:43 p.m.

NEXT MEETING: Monday, September 22, 2025.