

BOARD MEETING MINUTES

Location: Casa del Cielo Pool Ramada

November 24, 2025

BOARD MEMBERS PRESENT: Tom Krebs, Kathy Hippensteel, Dean Johnson, Mike Zoretich (on phone), Becky Gall

OTHERS PRESENT: Mike Wolfe, Carmen Padgett, Joseph Iberle, Randy Vogel, Frieda Vogel, Romane Roman, Leslie Lebakken

CALL TO ORDER: The meeting was called to order at 5:00 pm by President Tom Krebs.

APPROVAL OF MINUTES: October minutes were previously approved by the board via email and are on the website.

PRESIDENT'S REPORT

Tom Krebs reported that Paula Hoff regretfully needed to resign for the remainder of her term. Tom presented to the board that homeowner Becky Gall would be willing to serve out the remainder of Paula's term, which is the end of the year. Tom made the motion to appoint Becky to step onto the board to replace Paula /Kathy 2nd. Motion approved.

COMMITTEE REPORTS

Finance – Kathy Hippensteel:

- Approval of October 2025 Financials: Financials continue to be stable. Delinquency is a bit high but not concerning. Gas use has gone down considerably, likely due to the maintenance done at the pool. Kathy motioned to approve financials / Dean 2nd. Motion approved.
- 2026 Budget Increase: Dues will increase to \$157.50 (5%) in 2026 in order to remain financially stable. Kathy motioned to approve the increase / Tom 2nd. Residents will be notified by Giselle by 12/1 as per the required notification period.
- Full Audit: As a follow-up to the October 2025 meeting, Kathy looked into whether a full audit was needed every year or if a compilation of documents was sufficient. It was deemed that a full audit is not needed. Kathy motioned to approve / Tom 2nd.

Architectural Control Committee (ACC) – Mike Zoretich

Currently, there are no new projects. Homeowners who have been notified of non-compliance items upon inspection have fixed the required items.

Pool – Mike Wolfe

- Pool Maintenance Update: Based on the County Inspection, the spa needs to be renovated, and the shower needs non-slip material added to the floor. These items need to be completed before the next inspection (estimated in 6 months).
- New Pool Maintenance Company: We have begun working with a new pool maintenance company. The contract is for 48 weeks of service per year and is \$600/month. The new company is more proactive than the previous company, and we expect to have better service and fewer challenges with the pool upkeep. A visit summary will be provided after every visit.
- Pool Janitorial Bids: Currently evaluating bids for Janitorial service for the pool area. Kathy sent some names to Mike to include in the bid process. Follow up on progress at next meeting.
- Pool Deck Bid: There was discussion on repairing the 'cool' deck. This will require the pool to be closed for 2 weeks. At the same time, the pool could be drained and washed. Timing TBD, but requested that this item remain on the agenda until finalized.

Landscape – Randy Vogel

- Lawns: Fertilized lawns in November
- Trees: Topped and thinned 14 large Eucalyptus trees, thinned 3 Ash, 2 Sumacs, and 3 Brazilian Pepper trees, and received a bid for spraying Olive trees (bid same as 2024).
- Landscape/Plantings: Pool area installed petunias inside pots and geraniums in outside beds. Entryways installed geraniums in entry circles and petunias in top planters.
- Sprinklers: Repaired 1 main and feeder line on 100th and San Salvador
- Other: Contract with Desert Villa Landscape is set for 2026 with a slight increase in cost, which covers inflation. Randy proposed removing the Olive tree at the 100th Street entrance, as it impacts the grass growth surrounding the tree. Removal was approved. Residents should be reminded that any landscape changes to their front yards must be approved in writing by the Landscape/ACC committee before work is started.

Social – Carmen Padgett/Leslie Sharp

- Holiday Decorations: The 11/29 holiday decorating needs to be rescheduled due to the painting at the pool in the first week of December (schedule move due to rain delays). Kathy to send out an email informing folks that the date has changed.
- Holiday Party: Scheduled for Thursday, 12/18 at the SR Community Center. The active time for residents will be from 3:30 pm-6:30 pm with dinner served at 5 pm. Carmen is looking into food bids from two places. There was discussion of charging \$10/person for food. Need to determine how to collect the money, but likely cash or check at the door is easiest.

Communications – Kathy Hippensteel

- Kathy will send out an email before the December newsletter with information to residents of the decoration date change and a Save the Date for the Holiday party.
- Kathy has reviewed the Quick Reference Guide and is currently updating some items.

NEW BUSINESS

- Board Election: Scheduled for the end of January. The estimated cost for mailings/postage is ~\$675, which will be funded out of the Administrative budget.
- There was a question regarding how the fines work for non-compliance. Frieda is looking into it and will provide information at the next meeting.

HOMEOWNERS FORUM

- Due to holiday schedules, it was decided to postpone the December meeting. The next board meeting will be the Annual Meeting on Monday, January 26th at 6 pm. at the Scottsdale Ranch Community Center.

MEETING ADJOURNED: 6 pm. by Tom Krebs.

Respectfully submitted,
Becky Gall