

ANNUAL MEETING MINUTES

Location: Scottsdale Ranch Community Center

January 26, 2026

BOARD MEMBERS PRESENT: Tom Krebs, Kathy Hippensteel, Dean Johnson, Becky Gall (Absent: Michael Zoretich)

OTHERS PRESENT: Leslie Sharp, Pat Rennert, Randy Vogel, Frieda Vogel, Ralph Balding, Jeanne Balding, Gregg Schindel, Mike Wolfe, Trish Wimpy, Victoria Burgess, Carmen Padgett, John Hippensteel

CALL TO ORDER: The meeting was called to order at 6:08pm by President Tom Krebs.

APPROVAL OF MINUTES: November minutes previously approved and are available at www.casadelcieloscottsdale.com. No December meeting held.

PRESIDENT'S REPORT

Tom Krebs introduced the Board Members and Committee members, including the existing members and the 2 new Board Members recently voted in.

COMMITTEE REPORTS

Finance – Kathy Hippensteel:

- Approval of November 2025 Financials: Financials continue to be stable. Kathy motioned to approve financials / Tom 2nd. Motion approved.
- Approval of December 2025 Financials: in December, water usage appeared to vary considerably from the year before; it was recommended that the board continue to review water usage each month. Otherwise, financials are stable. Kathy motioned to approve financials / Tom 2nd. Motion approved.
- New Management company: Integrity First Property Management merged with GUD Community Management on January 1, 2026. Homeowners should have received instructions for updating payment methods.

Architectural Control Committee (ACC) – Mike Zoretich

No updates

Pool – Mike Wolfe

- New Pool Maintenance Company: The new pool maintenance company, Swim Right, is performing well. They are more proactive in identifying issues, and the pool is noticeably cleaner.
- Ground maintenance: The walls and fences around the pool were painted in early December.
- Pool Deck Bid: There is discussion on replacing the cool deck, which will require the pool 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 6x/year, weed sprays 4x/year
- Trees: Trimmed and sprayed on rotation and removed if needed.
- Landscape/Plantings: Seasonal color, pool and pool entrance, Entryways 100th and Mountain View, replacement of 25 shrubs.
- Sprinklers: 3 two-inch main line repairs, various sprinkler heads were replaced
- Projects:
 - One yard conversion to desert/pine tree removal
 - 100th entryway removal of olive tree, extended blue tile, added shrubs

- Patch block wall cracks and re-painting

Social – Carmen Padgett/Leslie Sharp

- The committee would like to work through how to get more events throughout the year in the community. They would like to request suggestions from the community.

Communications – Kathy Hippensteel

- Kathy is interested in suggestions for the monthly newsletter and what residents are interested in. The focus is to have helpful information in the newsletter and on the website.

NEW BUSINESS

- Board Election: Dean Johnson and Becky Gall were officially announced as new board members.
- Tom will set up a time for an Executive Meeting in which the roles and responsibilities of the new board will be determined.

HOMEOWNERS FORUM

- The Annual Chili Cookoff was a success with Jeannie Balding winning for the second year in a row!

MEETING ADJOURNED: 6:50pm by Tom Krebs.