



Board Meeting Minutes

Location: Casa del Cielo Pool Ramada

October 27, 2025

BOARD MEMBERS PRESENT: Tom Krebs, Kathy Hippensteel, Mike Zoretich and Paula Hoff on phone

OTHERS PRESENT: Mike Wolfe, Randy Vogel, Frieda Vogel, Travis Walker, Dean Johnson

CALL TO ORDER: The meeting was called to order at 5:02 pm by President Tom Krebs.

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

PRESIDENT'S REPORT: Tom Krebs reported that Ginny Bertoncino regrettably needs to resign the remainder of her term. Tom presented to the board that homeowner Dean Johnson would be willing to serve out the remainder of Ginny's term which is the end of this year. Paula made the motion to have Dean step on the board to replace Ginny /Kathy 2nd. Motion approved.

COMMITTEE REPORTS:

Finance Kathy Hippensteel:

-Approval of September financials Kathy motioned to approve / Paula 2nd / motion approved.

Things look good this month. Landscape has a few invoices that have not come in yet but we should be on track. Utilities are still being observed – gas has gone down this month. There were more delinquencies on dues but keeping track of that. Mike Z asked if homeowners knew about the auto pay through the management company. Gisele usually makes that clear every year.

Kathy had a question of doing a reserve study every year to be sure we are keeping track of budgeted items. Paula made the point that it was done after the pandemic to get an idea of where costs were. Discussion with board members concluded that it was not necessary every year. There is currently money being put into the reserves through home sales. There is also a possibility that remaining funds from the end-of-year budget could be put into reserves. Gisele is still working on the budget and needs input from committee members. The board will meet to finalize the budget.

Kathy also reported that through HOA classes, she has been made aware that we should receive an original of the bank statement quarterly. She has put that request in and will be receiving them in the future.

A question was raised whether an audit was needed every year or because we have a compilation is that sufficient? Kathy will get more information on this, and it will be on the next month meeting agenda.

Architectural (ACC) Mike Zoretich:

Still working on paver information to be available online.

Pool: Mike Wolfe:

Maintenance items were completed in the pool area. New signs on pool gate and by jacuzzi / 3 Loungers and 2 chairs taken to be re-strapped will be returned on Monday / replaced broken skimmers and brush / breaker outlet repositioned and rewired/ replaced faucet handle outlet backside of building / installed wall hook for skimmer and pool brush Bids were received for painting pool area and cool deck repair. Painting is scheduled for the first of December, and cool deck repair would be sometime next year.

Bids on weekly pool service have been received. Waiting on a couple more bids to compare prices and work on the service that will be provided.

Landscape Randy Vogel:

Lawns- Winter lawn overseed completed (filled sinkholes, replaced sprinklers)

Fertilizing lawns in November and December

Trees- Receiving bids for Topping and Thinning 9 Large Eucalyptus

Thinning 3 Ash and 2 Sumacs, 3 Brazilian Pepper

Landscape/Plantings- Pool Area: Installing Petunias inside pots & Geraniums outside bed

Entryways installing Geraniums entry circles & Petunias top planters

10056 San Bernardo still needs a tree replaced (waiting on owner)

Projects- Top Dress gravel area 100th continuing along Mountain View

Sprinklers- Repair 3 main lines (starting to show small wet areas)

Complaints/Request- Request 10065 E. Calle de Cielo Cir. to **replace living shrubs** along driveway (denied)

Desert Villa will keep shrubs trimmed so as not to impede the driveway

Social Paula Hoff:

After Thanksgiving looking for folks to help put up Holiday decorations.

Working on plans for Holiday Party Dec 18th.

Communication Kathy Hippensteel:

Working on the CdC Bulletin

Website payment is due

Would like to thank Ginny for checking the help line every day and getting information to the correct person.

Currently looking for someone who would be willing to take on that job.

Request for nominees for board elections will be included in the bulletin.

OLD BUSINESS:

It was mentioned at the last meeting that the possibility of using the Scottsdale Ranch board room for our board meetings with the option of having Zoom capability. After looking into it, it was not found to be feasible for our community. But can revisit it at a future date.

NEW BUSINESS:

HOMEOWNERS FORUM:

Dean Johnson – question on email he receives that seems like it is from CdC – but found it to be from NEXT Door. Maybe something to let homeowners know it may appear to be from CdC but it is not.

Mike Zoretich suggested looking into encryption emails for our community for security reasons. Kathy said she would check into it.

Meeting adjourned at 6:02 pm

Next Meeting: Monday, November 24, 2025, at 5 pm.

Respectfully submitted,

Frieda Vogel