BOARD MEETING MINUTES

Location: Casa del Cielo Pool Ramada

April 27, 2026

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

OTHERS PRESENT: Randy Vogel, Freida Vogel, Carmen Padgett, Jim Moran, Kathy Moran, Pat Rennert, Romane Roman, Dave White, Kathleen Sabatino, Ralph Sabatino, Joe Iberle, Cheryl Peterson, Leslie Lebakken

CALL TO ORDER: The meeting was called to order at 5:04pm by President Tom Krebs.

PRESIDENT'S REPORT

- Introduction of City of Scottsdale Community Involvement Team (Joy Racine, Will Brooks). Team is part of the City Management Team and is working towards more engagement with HOA's and how to work better with the City of Scottsdale. For more information visit ScottsdaleAZ.gov.

APPROVAL OF MINUTES: March meeting minutes previously approved and are available at www.casadelcieloscottsdale.com.

COMMITTEE REPORTS

Finance – Kathy Hippensteel:

- February and March financials: Still waiting on parts of financials due to the new management company integration. We expect to be caught up by mid-May. Kathy motioned to approve. Dean 2nd.
- New Management company: There continues to be issues with resident statements. Please direct all inquiries to Giselle Norberg at gnorberg@gudhoa.com.
- Property Management company options: due to the recent challenging transition, the board will look into other PM company options for the future. We will keep residents updated on progress.

Architectural Control Committee (ACC) – Tom Krebs

- Committee meeting held April 20th. Topics addressed include:
  - Development of a 'Fine' policy.
  - Aligning CdC policies with Scottsdale Ranch policies.
  - Ongoing inspections to ensure outside of houses are up to code prior to selling.
  - Review of outdoor accents including paint colors, security doors, etc.

Pool – Mike Wolfe

- Vents put in pool room
- Slip strips and motion light put in shower
- Cool deck to be replaced with new cool decking in September.

Landscape – Randy Vogel

- Lawns: Pre-emergent sprayed in April 29. Fertilizer will be applied in May.
- Trees: Date Palms trimmed. Fan Palms will be trimmed in June.
- Landscape/Plantings
  - Flowers in pool area April/May change to summer color.
  - Entryways Lantana trimmed back
  - Desert Villa will start to alternate trimming shrubs back through summer season.

- Sprinklers: Backflow valves (4) tested by ABC Waterworks. City did not approve one valve that needed replacement (on 100th Street, cost to replace was $3,763.36).
- Projects: Paint new backflow valve green and install shrubs around it.
- Complaints/Requests:
    - Trimmed tree by front door at 10055 E. Calle de Cielo.
    - Cactus damaging homeowner's wall has been addressed at 10025 E. Mission Lane.

Social – Carmen Padgett/Leslie Sharp

- Looking into possible May brunch event. Details to be sent out if a date is set.

Communications – Kathy Hippensteel

- Reminder to vote on SB 1582.
- Deadline to pick citrus is April 30th.

OLD BUSINESS

- No old business

NEW BUSINESS

- Board needs to review how to work with the City of Scottsdale on how to have some sidewalks replaced / repaired.

HOMEOWNERS FORUM

- No specific questions asked

MEETING ADJOURNED: 6:08pm by Tom Krebs. The next meeting will be Monday, May 25, 2026 at 5pm at the Pool Ramada.