

LA ESPERANZA TOWN HOMES
MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS
AUGUST 13, 2022 AT 10:30 AM AT THE MILLER GOLF LINKS LIBRARY

1. The meeting was called to order at 10:31 am by the president.
2. There were present the board:
 - Tim Slota – President
 - Phil Kinney – Vice President
 - Bryon Bennett – Secretary/Treasurer

Also present - Lorna De La Ossa, Property Manager from Bidegain Realty AND 12 homeowners of the community.

3. Meeting minutes for January 15, 2022 and March 26, 2022 were not read, but previously reviewed, were passed unanimously.

Old Business:

4. Tree Trimming – Recent storms have knocked down some limbs and they have been removed. Tree trimming was done in February in the amount of \$5300.00. Olive trees were sprayed and palm trees trimmed. Texas Ranger trimming has been addressed. Tree limb over pool pump roof has been trimmed, but the roof had to be repaired from the limb falling. Roof was repaired for \$580. Tree at 9253 may need to be removed at some point, it's causing damage and leaning over the home.
5. Pool – There have been some issues with the pool service company, but so far have been worked out and the board is keeping an eye on the work. The board may have to consider changing companies down the road. A clock has been purchased and stored in the pump room is someone wants to use it when they are swimming.
6. Lot 1 transfer – the transfer of the small parcel behind lot 1 is now completed and the HOA was paid \$10.00 for the purchase.

New Business:

7. Pool – Contract for pool plastering has been signed in the amount of \$9,299.75 and the work should be done after swim season. The board has chosen the quartz for a longer warranty and life expectancy. Tile will be cleaned after the plaster has been done. Tile is still in good shape and doesn't need to be replaced.
8. Property Damage – On August 1, there was a vehicle that went over rocks and leaked oil and transmission fluid on the road. We have a proposal from Santa Rita Landscaping in the amount of \$1338.80 that will be sent to the driver's insurance company for reimbursement. We will also have someone power wash the road and send that in for reimbursement.
9. Water usage – usage is leveling off and there is possible concern about a water leak on Desert Sands that is creating a pot hole. Lorna believes that if there was a water leak we would see bubbling of water, so it could be a sewer line or water drainage from the pool at the house just north of the street.
10. Permit Parking – the parking seems to be under control and working.
11. Dues increase – there may be a potential dues increase for 2023. The association's budget is stable and they now have a reserve fund thanks to the help of John Potenza. Lorna will get a proposal for the driveways on Desert Sands to see what we are looking at and if the work can be done next year.

Open Discussion: Nothing at the time
Meeting was adjourned at 11:33 AM