

**LA ESPERANZA TOWN HOMES**  
**MINUTES OF THE ANNUAL MEETING OF THE**  
**BOARD OF DIRECTORS**  
**JANUARY 14, 2023, AT 10:30 AM AT THE POOL AREA**

1. The meeting was called to order at 10:30 am by the president.
2. There were present the board:
  - Tim Slota – President
  - Phil Kinney – Vice President
  - Byron Bennett – Secretary/Treasurer

Also present - Lorna De La Ossa, Property Manager from Bidegain Realty AND 14 homeowners of the community. Proof of notice of the meeting – mailed out on December 14, 2022, and there were 27 ballots to establish the quorum.

3. Meeting minutes for January 15, 2022, were not read, but previously reviewed, were passed by ballot 26 yes votes and 1 ballot was not marked.

Officer Reports:

4. Phil discussed:
  - a. Landscape – big trees were cut, and palms were trimmed, and the olive trees were sprayed.
  - b. There was an accident that caused property damage – repairs were made some Ocotillos were planted to mark the area better.
  - c. Front area is supposed to be done by the city, but it seems that the work has been stopped by Brightview. There was a tree that was lost due to a car hitting it in an accident.
5. Tim discussed:
  - a. Landscape issues please contact Lorna, do not bother the landscapers.
  - b. Rate increase in 2 years – but pool chemicals have increased 71% and now the water rates will be going up in the future as well.
  - c. Walls need to be addressed this year.
  - d. Streets – the streets are on the agenda, but we are trying to work with the city to get their part done as well.
  - e. Concrete driveways – Estimate for the 11 driveways on Desert Sands came in at \$60,819.00.
  - f. Parking permits are working with only a few issues.
  - g. It was recommended that homeowners look into the insurance for their part of the water and sewer lines.
  - h. Plumber phone numbers can be posted on the website for future needs.
  - i. The board wants to remind the homeowners that the HOA is not responsible for restoring their property/landscape to the original if work must be done with water or sewer lines. Board will work up a waiver for the homeowners to sign about the restoring.
6. Open Forum and Homeowner input – nothing to report:
7. Budget was reviewed through the annual meeting package mailing, but no homeowner comments to report.
8. Elections – All candidates were elected, Tim Slota with 27 ballots, Byron Bennett with 27 ballots, Julie Garcia with 27 ballots and Kathleen Viggiano with 21 ballots. There was a write in for David Kluis.

Meeting was adjourned at 11:30 AM