

**LA ESPERANZA TOWN HOMES  
MINUTES OF THE MEETING OF THE  
BOARD OF DIRECTORS  
AUGUST 12, 2023, AT 9:00 AM AT THE POOL AREA**

1. The meeting was called to order at 9:00 am by the president.
2. There were present the board: Tim Slota – President, Kathleen Viggiano – Vice President, Byron Bennett – Treasurer, Julie Garcia – Secretary

Also present - Lorna De La Ossa, Association Manager from Bidegain Realty and 4 homeowners not on the board.

3. The meeting minutes from January 14, 2023, were not read, but previously reviewed and unanimously approved.

4. Old Business –

- a. Pool Plastering was done, and the pool looks excellent.
- b. Unplanned expenses – Tree trimming will have to be done throughout the community and is going to be expensive. Issues with the pool pump costs \$280 to make repairs from the plastering.
- c. Property damage from August 2022 was completed and funds were received from the insurance company of the person that caused the damage.
- d. Water issues – city raised the rates.
- e. Permit parking – moved to new business.

5. New Business –

- a. Common area trees – Mesquite in common area by 45 Dixie- proposal from Trees R Us in the amount of \$780.00 was unanimously approved. Palo Verde Tree by 9251 Desert Sands - proposal from Trees R Us in the amount of \$1537.00 was approved unanimously.
- b. Julie discussed having a neighborhood yard sale in the fall and maybe having other community gatherings.
- c. Response time for issues in the community is usually within 4 hours, but residents need to remember that we have to rely on vendors to get the job done.
- d. 2024 Budget will have to include several tree trimming or removal bids.
- e. Tim wanted to make a note about residents thinking that the board are the janitors of the grounds keepers of the community. If you see some trash in the area, please pick it up and throw it away. Take some pride in your community.
- f. Proposal violation notice and fine procedures – It was approved unanimously to change the fine procedures to add parking violations will have a shorter time to correct before the fine is processed.
- g. Wall Painting – did not get discussed.
- h. Roster – it will get completed and mailed out to the community.

6. Open Discussion –

- a. It was asked by a homeowner if neighbors have other neighbors mail to get it to them or put it back in the box to get re-mailed properly by the postal service.
- b. Byron said that he used epoxy on the garage door, and it has a lifetime warranty.
- c. Byron also received a proposal to concrete his driveway in the amount of \$5,900.00. The board cannot recommend the work be done by a homeowner.

Meeting was adjourned at 9:30 AM