

LA ESPERANZA TOWN HOMES
MINUTES OF THE ANNUAL HOMEOWNERS
MEETING
JANUARY 27, 2024, AT 10:30 AM AT MILLER PUBLIC LIBRARY

1. The meeting was called to order at 10:30 am by the president.
2. The board members present:
e Tim Slota — President, Kat Viggiano — Vice President, Julie Garia — Secretary

Also present were 18 homeowners of the community.

Absent from meeting - Lorna De La Ossa, Property Manager from Bidegain Realty.

Proof of notice of the meeting — mailed out on December 14, 2023, and there were 26 ballots to establish the quorum.

3. Meeting minutes for January 15, 2023, were not read, but previously reviewed, were passed by ballot 26 yes votes.
4. Elections — All board candidates were re-elected, Tim Slota with 22 ballots, Julie Garcia with 26 ballots and Kathleen Viggiano with 22 ballots. There were write-ins for David Kluis (2) and Michaele Lockhart (5).

Officer Reports:

5. Tim discussed:
 - a. Tim stated that only 1 topic was submitted in writing for discussion prior to the meeting; John Potenza wished to discuss the responsibility of maintenance and upkeep of the sewer and water lines. He challenged that it is unclear when the HOA has responsibility and when the homeowner does. Tim stated that the backflow valve was the point where responsibility changes from HOA to homeowner.
 - i John has done research and reviewed prior discussions on the matter with HOA lawyer Mike Law. He maintains that the main sewer and water lines are the HOA's responsibility and the lines that run off the main line up to the home is the homeowner's responsibility. John stated it is not specifically the backflow valve.
 - ii Karen Randolph commented that the CCR's did not mention the backflow valve but did state that the homeowner has responsibility for the lines from the home to the point where the line meets up with the main line, whether that be within the homeowner's yard or outside of it.
 - iii Phil Kinney drew a sketch showing the pool and HOA common area with the main sewer and water lines in a circular manner. Then, each lot has its own sewer and water line branching off from there to the home.
 - iv Tim agreed this point can be clarified in the CCR's and/or the rules and regulations.
 - v It was recommended that homeowners purchase insurance for their section of the water and sewer lines in order to keep costs down in case of repair. Both John and Tim offered to provide information on how to get in touch with sewer and water service insurance. David Kluis mentioned that his homeowner's insurance covers his sewer and water lines and perhaps other homeowners could check their own insurance to determine if they are already covered.
 - b. Bids for Tree trimming

- i Tim stated that the board had reviewed three bids and all 3 were certified arborists. The board has voted to go with the Bartlettes proposal. It was the most detailed proposal and was in the middle of the 3 pricewise.
 - ii Minimal discussion followed and most seemed positive toward the Bartlettes bid.
 - iii Phil Kinney reminded that this is not an annual cost and that it is already in the budget ro 2024.
- c. Tim mentioned that they are working on a solution for the lights on the La Esperanza sign at the corner of Brown and Broadway. The existing light set up is not adequate. They've considered solar lights but are concerned that those would be too easy for public to take them.
 - i Several homeowners suggested leaving outside lights on during the night to discourage bad-actors from coming on the property. Phil suggested purchasing a timer for lights so that they turn on and off automatically.
- d. Tim stated that we are holding off finishing painting the front walls. The painters we hired in 2023 left the work only partially done after they were hired under a better contract. That will not be pursued in 2024.

6. Open Forum and Homeowner input

- a. There was discussion about the maintenance landscaping by Santa Rita. Many are not satisfied with the quality of their work.
 - i Dave Kluis mentioned that they seem to just blow leaves and trash into the rock areas instead of picking it up.
 - ii Tim said that Santa Rita had started taking before and after pictures to show their work. He liked that as it seemed to increase accountability.
 - iii Kat suggested to homeowners that if/when they see neglected or sloppy landscaping to take pictures and send them to Lorna. Lorna can then pass along to Santa Rita the work that needs to be done.
- b. Michaele Lockhart asked to discuss etiquette for handling incorrect delivery of mail and packages. She suggests that if a homeowner receives mail or packages that are delivered to an incorrect address to use common courtesy to get it to the correct person. Do not just write "return to sender" as that delays delivery. She suggests asking neighbors for assistance if you do not know the recipient.
- c. Karen Randolph asked if the homeowners can be notified whenever there is a board meeting. Tim assured her that an email has been sent for every meeting. The board does not hold any secret or behind-closed doors meetings. Tim reminded homeowners to check their spam folder if they feel they are not getting emails.

- 7. A motion to adjourn was made by Phil Kinney and was seconded by multiple attendees. The meeting was adjourned at 11:27 AM.