

**LA ESPERANZA TOWN HOMES
MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS
AUGUST 3, 2024, AT 10:30 AM AT THE MILLER-GOLF LINKS LIBRARY**

1. The meeting was called to order at 10:30 am by the president.
2. There were present the board: Tim Slota – President, Kathleen Viggiano – Vice President, Julie Garcia – Secretary/Treasurer

Also present - Lorna De La Ossa, Association Manager from Bidegain Realty and 15 homeowners not on the board.

3. The meeting minutes from January 27, 2024, were not read, but previously reviewed and unanimously approved.
4. Old Business –
 - a. Trees were trimmed by Bartlett Tree company at a hire cost, but the board wanted to satisfy the homeowners that were concerned about the trees. Some trees were missed, so we had to have them come back out and trim more, so the budget cost was less than the actual cost of the tree trimming. Trees on the eastside easement need to be trimmed out of the wires. During a landscape walk through all of the landscapers that the board met recommended that the Palo Verde tree on Dixie that is in the wash area be removed, so it doesn't cause anymore damage to the wrought iron fence. Another walk through needs to be done to get another batch of trees trimmed for the 2025 fiscal year.
5. New Business –
 - a. Sewer lines – the package went out to the homeowners about the connection points of their sewer lines. This will determine what is homeowner responsibility and HOA responsibility. There has been \$1000's of dollars lost over the years, and it was dire that the board figured out the point of connection. It was recommended that the homeowner get an insurance policy that covers water and sewer lines.
 - b. The original signed bylaws were found, and everyone should have received a copy with the signatures.
 - c. The gate on Brown had to be repaired last year at the cost of \$500 and it recently had to be repaired because someone pried the gate open. It has been witnessed that people are trying to get in the gate and hoping the walls. The board requested that the homeowners make sure to give access to the gate, so there won't be future damages. It was recommended that the board get signs about no trespassing.
 - d. Rotting/dying palm tree will be tabled and discussed next year for removal.
 - e. Roads – driveways on Desert Sands are nothing but dirt and they should be a priority to get fixed. We need to get bids and have them broken down by priority. The board is looking for volunteers to be on a committee to head up the roads walk through and contracts review. If interested, please contact Lorna.
 - f. Board is done with Santa Rita. They were supposed to inform Kat that they were on site and that lasted about a week, and they are supposed to work 2 hours on the property, and they are not working full time. The board is asking for a refund for the service that wasn't done over the past few months. It was voted unanimously that Santa Rita's contract will be terminated and Landtamers will be hired on.
 - g. Electrical work on the side lights along the walls will be tabled until next year.
 - h. Pool chairs have been re-strapped, Tim and Kat did the work.

- i. Budget for 2025 was reviewed and it was unanimously approved that the dues would increase to \$198 as of January 1, 2025.
- j. Tim mentioned that the HOA has approximately \$22,700 in the bank.

6. Open Discussion –

- a. It was asked about the transfer to reserves on the budget won't show up on the financials as an expense – it was explained that it couldn't be considered an expense, since it's just a transfer.
- b. A question was asked about the tree trimming expense and why it was budgeted for 2024 lower than the actual cost. It was explained that there was more work that had to be done than expected when the budget was approved.
- c. It was asked the difference between columns 3 and 4 on the proposal budget for 2025 – it was explained that column 3 is at the current dues and column 4 is the increase dues amount for 2025.

Meeting was adjourned at 11:50 AM