

**LA ESPERANZA TOWN HOMES
MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS
JANUARY 18, 2025, FOLLOWING THE ANNUAL MEETING
AT THE MILLER-GOLF LINKS LIBRARY**

1. The meeting was called to order at 10:57 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

3. The meeting minutes from August 3, 2024, were not read, but previously reviewed and unanimously approved.
4. Old Business –
 - a. Roads – driveways on Desert Sands are nothing but dirt and they should be a priority to get fixed and Brown also needs to be repaired. Sunrise Paving has not responded about getting another proposal for Brown, so Lorna will get more bids, and we need estimates on or before February 15, 2025.
 - b. The 2025 Budget was approved with the following changes – add \$300 for olive tree spraying and increase reserve transfer to \$5800 with a 60/40 split adding a new account for capital improvements.
5. New Business –
 - a. The board has approved an ARC fine in the amount of \$100 for anyone that does not submit an ARC form before work has started. This will be an addendum to the violation and fine schedule.
 - b. Election of officers – it was unanimously approved that Tim, Kathleen and Julie remain in their current offices.
6. Open Discussion –
 - a. Cats are roaming around, and Julie will send pictures to Lorna to send a mass email.
 - b. ARC committee will do walk through this year. The date is set for February 10, 2025 at 9:00 am.

Meeting was adjourned at 11:14 AM