

**LA ESPERANZA TOWN HOMES
MINUTES OF THE ANNUAL MEETING OF THE MEMBERS
JANUARY 18, 2025, 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, Property Manager from Bidegain Realty AND 8 homeowners that signed in. Proof of notice of the meeting – mailed out on December 18, 2024, and there were 23 ballots to establish the quorum.

3. Meeting minutes for January 27, 2024, were not read, but previously reviewed, and were passed by 23 ballots.
4. Officer Reports: Tim discussed -
 - a. Money in the bank is about \$27,000 as of January 18, 2025.
 - b. Focus on the roads on Desert Sands and Brown. Thank you, Bryon, for helping with the proposals.
 - c. We are going to start a second reserve account to save money for the roads. It will be a capital improvement account, so it can be used in the future for anything that is a large expense.
 - d. Enforcing a fine for work that is getting done with approval from the ARC committee/board.
 - e. Kathleen discussed that landscaping is better than the previous company, there were some issues during the holidays, but nothing major. There have been issues with homeowners throwing their trimmings from their yard into the common areas.
5. 2025 Budget – It was asked what percentage Lorna uses with other HOAs for reserves. There really isn't a percentage, because it just depends on the income that the HOA brings in. The 2025 budget for La Esperanza, everything looks good, and the board will add a change to the reserves.
6. Open Forum and Homeowner input
 - a. It was asked if we have had any plumbing issues – nothing to report.
 - b. Phil Kinney said there is a company that can spray insulation in the walls to help with pipes.
7. Elections – All candidates were elected, Tim Slota with 22 ballots, Kathleen Viggiano with 22 ballots, Julie Garcia with 23 ballots and Phil Kinney had a write in vote.

Meeting was adjourned at 10:54 AM