

**LA ESPERANZA TOWN HOMES MINUTES OF THE MEETING OF THE BOARD OF
DIRECTORS on AUGUST 2, 2025, 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 – 7 homeowners not on the board and Lorna De La Ossa, Association Manager from Bidegain Realty
3. The meeting minutes from January 18, 2025, were not read, but previously reviewed and unanimously approved.
4. Old Business –
 - a. Roads – were completed in May on Desert Sands driveways and Brown. Alliance did the work in the amount of \$10,913. Homeowners seem to be happy with the work.
 - b. The board changed the ARC that includes a fine of \$100 if a homeowner doesn't submit the form before any work has been done. Some homeowners still do not follow the rules regarding parking and the board is looking into possible amending the violation and fine procedure regarding constant violators of the CCRs and rules and regulations.
5. New Business –
 - a. Monument signs lights have been completed with photo sensors. During the inspection of the lights and power source, it was noticed that the ground was receiving power, and the worker was electrocuted. The electrician was able to trip the breaker, but the board voted to get the power completely shut off to that box, so the association doesn't have to pay for the service to Tucson Electric Power.
 - b. TEP accounts – 1 account is for the pool and common area lighting, 2 accounts are for lights that TEP maintains, and they charge for the light usage, and the other one was for the monument lights, which will now be shut down.
 - c. Missed trash pick up back on June 10, was called in but the city never came back to pick up the trash cans that were missed and they will not give the association credit.
 - d. We also noticed that one of the meters had slowly stopped working. The meter was fixed and the city back billed for usage for 6 months. The city will allow the association to make \$1,000 payments on the \$8,000 balance due. This was based on usage from November 2023 – April 2024.
6. Open Discussion –
 - a. There have been bobcats and feral cats roaming the common area and it was noticed that bowls with food and water are in the common area. Lorna told the board to get those bowls out of the common area to keep the bobcats from getting in there and possibly hopping a wall of someone's private back yard.
 - b. The board would like to look at painting the rest of the walls and will see about getting that done next year.
 - c. The board would also like to look at roads along Dixie, but that can wait at this time.
 - d. Julie suggested that another community gathering takes place when it gets cooler, maybe a potluck.
 - e. A homeowner asked if we could change the seller addendum on the website to say there is a limited number of vehicles allowed, but the CCRs don't have the limitation, so it can't be changed.
 - f. A homeowner mentioned that homeowners should maintain their own driveways, but another homeowner said the HOA is responsible, so they will not maintain their driveway.
 - g. A homeowner said that the landscaping looks good, but there is a mess in the wash way with clothes and trash. Kat will talk to the landscapers about getting that cleaned up

Meeting was adjourned at 11:23 AM