

LA ESPERANZA TOWN HOMES
MINUTES OF THE ANNUAL MEETING OF THE MEMBERS
JANUARY 10, 2026, AT THE MILLER-GOLF LINKS LIBRARY

1. The meeting was called to order at 10:26 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 10 homeowners that signed in. Proof of notice of the meeting – mailed out on December 10, 2025, and there were 20 ballots to establish the quorum.

3. Meeting minutes for January 18, 2026, were not read, but previously reviewed, and were passed by 20 ballots.
4. Officer Reports: Tim discussed -
 - a. Paving was done on Brown and Desert Sands, but there are issues with settlement. Lorna will contact the paving company to go out and check.
 - b. Light at the entrance was done with solar, but it's not doing the job.
 - c. Landscapers were originally doing great, but the last few months the quality is not very good.
 - d. Tim recommends that everything be on hold for a year and only take care of emergencies.
 - e. Brush & Bulky finally picked up all the stuff left behind from December 8.
 - f. The board will look at the courtyard lights to get them repaired. They will need to get the electrician out there to see what can be done.
 - g. 95 Dixie has a electric box meter that is for something that the HOA has been paying. Lorna has asked TEP to investigate what it is attached to the meter.
 - h. The community gatherings are going well and will do more in the future.
5. Kat would like to get a sunshade in the ramada area.
6. Tim said thank you to all the homeowners that put in ARC requests and did all the work on their homes.
5. 2026 Budget – No questions.
6. Elections – All candidates were elected, Tim Slota with 20 ballots, Kathleen Viggiano with 19 ballots, Julie Garcia with 20 ballots and Phil Kinney had a write in vote.
7. Homeowner Input –
 - a. Tim brought up that La Esperanza does not have to pay for peak hours and that they have a guaranteed rate through TEP that was agreed upon through TEP and the developer.
 - b. Water and Sewer ling warranties are available, and Tim recommends that homeowners get this warranty either through Service Line Warranty or American Water Resources. It could save the homeowner money in the long run.
 - c. Parking concerns – a homeowner was concerned about a recent parking issue and it was addressed by the board and there is agreement between the homeowner and the association with regard to temporary parking.

Meeting was adjourned at 11:31 AM