

**LA ESPERANZA TOWN HOMES
MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS
AUGUST 1, 2026, AT 10:30 AM
AT THE MILLER-GOLF LINKS LIBRARY**

1. The meeting was called to order at 10:28 am by the president.
2. There were present the board: Tim Slota – President, Kathleen Viggiano – Vice President, Julie Garcia – Secretary/Treasurer along with 13 homeowners not members of the board

Also present - Lorna De La Ossa, Association Manager from Bidegain Realty

3. The meeting minutes from January 10, 2026, were not read, but previously reviewed and unanimously approved.
4. Old Business –
 - a. Paving on Desert Sands and Brown – the final seal coat has been done.
 - b. 95 Dixie electric meter – meter was used for the garage and monument lights, but the monument lights are no longer connected. The owner was notified that the meter is for their garage and the service should be transferred into their name.
 - c. Landscaping – the landscape company is doing better and things are starting to look better.
5. New Business –
 - a. Sewer line at 140 Brown – it was discovered that there are roots from a common area tree in the sewer line and the board hired Morgan Family to do the work to repair the sewer line from the root damage.
 - b. Water usage – usage is good, there is slight increase due to the lack of rain, but no leaks.
 - c. Sidewalks are lifted near the pump room, a few can be ground down, and a few sections will need to be removed. After removal the board will have to get the tree root removed and then the sidewalk sections completely redone. The board approved unanimously the proposal from Turn Tech in the amount of \$1075.00.
6. Open Discussion and Resident issues –
 - a. It was mentioned that the mail carrier has left the mailboxes open on a few occasions.
 - b. Tim brought up a homeowner who had thrown trash on the ground by the parking lot on Dixie and didn't pick it up.
 - c. He also mentioned that homeowners are submitting ARC forms, but there are still a few homeowners that take it upon themselves to just do the work and don't care to submit anything. Tim asked the members at the meeting if they felt that a homeowner should be fined if they don't follow the guidelines and fill out a ARC form before doing any work, the members said yes they should be fined.
 - d. There was follow up about the distance trash cans should be on service days.
 - e. The board would like to see more volunteers from the community.
 - f. Homeowner inquired if we could have a welcoming committee for new owners and Phil Kinney volunteered.
 - g. Julie would like to have another community event when it cools down.
 - h. Homeowners would like the names and addresses of all the owners sent out.

Meeting was adjourned at 11:37 AM