

ESPERANZA HOMEOWNERS ASSOCIATION, INC.

BOARD of DIRECTORS MEETING MINUTES

September 19, 2017
Tuesday - 4:15pm
Via Conference Call

I. CALL TO ORDER – September 19, 2017 - Board Meeting

Board President, Ms. Morley called the meeting to order at 4:16 p.m. Christina Morley, Lisa Kane and Dee Ann Arey were in attendance. Representing management was Kim Maguire with Premier Property Management, LLC.

II. REVIEW AND APPROVE MINUTES

Review and approve minutes from June 12, 2017 meeting. Ms. Kane made motion to approve. Motion passed with Ms. Morley abstaining.

III. MANAGERS REPORT

- a. Ms. Maguire presented the August financial statements, to include the Balance Sheet, Bank Statements, Bank Reconciliations, details and summary's. Ms. Morley motioned to accept the Financial Statements as presented. Motion was seconded and passed unanimously.
- b. Motion made by Ms. Morley to approve payables, motion was seconded and passed unanimously.
- c. Ms. Maguire reviewed AR Aging summary. No action taken.

IV. OLD BUSINESS

Discussion was held regarding landscape improvements on Castle Pines North Metro District ("CPNMD"), land. Ms. Kane and Ms. Arey will obtain drawings and proposals for the area and present to the CPNMD Board of Directors at their meeting on October 16, 2017 for review and approval. It was noted that the contractor should present insurance information, if the CPNMD approves for the area to be landscaped.

V. NEW BUSINESS

- a. Ms. Maguire presented the proposals for winter watering and tree insect spray and deep root fertilizing. It was noted that the costs were already factored into the 2018 budget that will be presented. Ms. Morley motioned to approve the proposals. Motion was seconded and passed unanimously.
- a. Ms. Maguire presented the draft of the 2018 Budget. No dues increase is proposed and we are 100% funded in our reserve account. Ms. Morley motioned to accept the budget to be presented to the Members at the meeting on October 26, 2017. Motion was seconded and passed unanimously.

- b. Ms. Arey noted that she would like her name placed on the ballot for the open board position at the Annual Meeting on October 26, 2017.

VI. ADJOURNMENT

Motion to Adjourn by Ms. Morley at 5:13 pm. Motion was seconded and passed unanimously.

Respectfully submitted,

Kim Maguire. CMCA, CAM

Next meeting: October 26, 2017 Annual Meeting and Budget Ratification Meeting.
at the Daniels Gate Recreation Center Clubhouse.

Board Terms:

Christina Morley – 2018

Lisa Kane – 2018

Dee Ann Arey – 2017