

# **Calle Lejos Estates Homeowners Association**

2021 Annual Meeting held at Sunrise Mountain Public Library

July 26, 2021

Meeting called to order at 5:36 p.m. Quorum established. 2020-2021 Board introduced by Dave Shelton. Agenda approved.

In attendance: Monnie Ryder, Matt Bennett, Mary Jo Wahlers, Dave Shelton, Jim Day, Dale & Debra Smith, Bill Ryder, Deryl & Val Eastman, & Steve & Melody Highlen.

The HOA Secretary summarized the minutes from the 2020 Annual Meeting held on September 2, 2020. Motion to accept minutes made by Dave Shelton. Seconded by Monnie Ryder. Motion was approved.

Architectural Committee Report by Jim Day included a couple of submittals for painting and one to change a front door & window. Dave Shelton made a motion to accept the Architectural Report. Matt Bennett seconded the motion. Motion was approved.

Treasurer's Report included Balance Sheet and Income Statement for 12/31/2020 and 6/30/2021 and Proposed Budget for 2022. We currently have \$20,000 in reserves and \$32,000 in checking. Legal expenses were higher than normal in 2020 with nearly \$8,000 paid to Mulcahy Law Firm but have now leveled off. The largest expense for 2020 was the north wall project which cost approximately \$30,000. Dave Shelton made a motion to accept the financial information as presented. Matt Bennett seconded it. Motion was approved.

Mary Jo Wahlers reported that 14 ballots were received for the 2021 Election of Board of Directors (from a possible 56 homeowners.) Current members (Dave Shelton, Monnie Ryder, Mary Jo Wahlers and Mark Flamm) were re-elected, and Daryl Eastman was elected as a new member. Dave Shelton made a motion to accept the members and thanked outgoing member Matt Bennett for his service. Monnie Ryder seconded the motion. Motion was approved.

A general discussion of recent accomplishments included a \$30,000 reinforcement of the North wall of our development, various landscaping repairs/ maintenance and when the next major trimming of all mesquite trees in the common area would occur. Dave Shelton mentioned that the Board had preliminary discussions about improving the exterior lighting of our "Calle Lejos Estates" signage. Several homeowners indicated they thought this was a good idea. It was indicated that the City of Peoria had a HOA Grant Program that would pay a portion of the cost. The Board will investigate further.

Homeowner issues include cars being parked on the street for long periods of time, and theft of mail from homeowners' mailboxes. The Board will research and then share information with all homeowners on a process to track their mail. Additionally, a large fireworks display occurred on July 4<sup>th</sup> at a homeowner's residence resulting in a police report being filed. The board will look further into this matter and make contact with the homeowner.

Having no other business to discuss or additional questions from homeowners, Dave Shelton made a motion to adjourn. Matt Bennett seconded the motion. Meeting was adjourned at 6:30 p.m.