The Estates at Cienega Creek Preserve Community Association

Board of Directors Meeting Minutes

Date: November 5, 2025
Time: 6:00PM
Location: Virtual Meeting via Webex

Meeting link:
https://caddencommunitymanagement-194.webex.com/meet/aenos
Meeting number:
2309 180 4732
Join by phone:
+1-650-479-3208 Toll
Access code: 23091804732

CALL TO ORDER

The meeting was called to order at 6:06PM

ROLL CALL

Board Present:	Jerry Sarkozi - President
	Scott Grissett - Vice President
Board Absent:	Joseph Dragun-Bianchi – Treasurer/Secretary
Management Representative:	Alexis Enos - Cadden Community Management
Minute Taker:	Alexis Enos - Cadden Community Management

QUORUM (Requirement is two (2) directors) A quorum was present to conduct the Board of Directors meeting.

MINUTES

MOTION: To approve the July 16, 2025 Board of Directors Meeting minutes as submitted.
Motion made by Jerry, seconded by Scott and motion passed all in favor

HOMEOWNER INPUT

- Homeowner, Steve Atkinson, was present at this meeting.
  - Steve asked who was responsible for walking strip outside of the community and the Board confirmed that this area is owned by the County.
  - Steve also asked about the pre-emergent that was sprayed in the community and Jerry advised that Complete Landscaping sprays 15ft out from the property line of the homes.
  - Steve voiced his concerns regarding the landscaping, explaining that he does not see them in the community enough for the contracted price.
  - The Board confirmed that the landscapers are there every week and explained the services are performed per the contract.

- Management also explained that the contracted charge was negotiated down in 2024 from over $1,000 to less than $900.
- No further discussion was held.

OFFICERS' REPORTS

- President's Report
  - Jerry announced that he and Scott would like to switch officer positions.

MOTION: To have Jerry Sarkozi be appointed as the Vice President/Head of the ARC Committee and Scott Grissett as the President of the Association.

Motion made by Jerry, seconded by Scott, and passed all in favor.

- Treasurer's Report
  - Financials read by Scott, Vice President.
  - No further report or information given.

Financial Report for the period ending July 2025

- Bank Balance……..$23,954.05
- Reserve Balance……..$12,108.02
- Reserve-Alliance Bank 6M APY 4.25% 1/31/2026……..$5,315.25
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2026……$10,650.18
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026 ……..$10,643.08
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027……..$5,302.37
- Delinquent Assessments……..$1,848.54
- Prepaid Assessments……$3,385.87

Financial Report for the period ending August 2025

- Bank Balance……..$22,287.61
- Reserve Balance……..$12,819.60
- Reserve-Alliance Bank 6M APY 4.25% 1/31/2026……..$5,332.13
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2026……..$10,684.82
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026 ……..$10,680.80
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027……..$5,320.07
- Delinquent Assessments……..$1,329.23
- Prepaid Assessments……..$3,535.87

Financial Report for the period ending September 2025

- Bank Balance……..$23,592.12
- Reserve Balance……..$12,821.18
- Reserve-Alliance Bank 6M APY 4.25% 1/31/2026……..$5,348.52
- Reserve-Alliance Bank 12M APY 4.50% 1/31/2026……..$10,718.46
- Reserve-Alliance Bank 24M APY 4.25% 1/31/2026 ……..$10,717.43
- Reserve-Alliance Bank 36M APY 4.00% 1/31/2027……..$5,337.26
- Delinquent Assessments……..$869.40
- Prepaid Assessments……..$5,904.15

MOTION: To approve the financial reports for July through September 2025 as submitted.

Motion made by Scott, seconded by Jerry, and passed all in favor

- Architectural Review Committee
    - Lot 22/Security Door Installation- Approved
    - Jerry advised there was one that is open and he will follow up with Management with the decision of the ARC Committee.
- Manager Report
    - Report Provided

OLD BUSINESS

- Prospective Garbage Proposals-Update
    - Manager advised that she spoke with Waste Connections of Arizona and Titan Recycle and Trash about pricing when the Republic contract ends in 2027.
    - General discussion ensued regarding pros and cons of both proposed companies.
    - The Board requested that management ask proposed trash companies if they pick up both recycling and trash on the same day.
    - No decision was made at this time and discussion was completed.

NEW BUSINESS

- 2026 Budget-Discussion

MOTION: To approve the proposed 2026 Operating Budget

- Board tabled this discussion.

- CPA for 2025 Taxes
    - CPA Price List Attached

MOTION: To approve _____ to perform the 2025 Taxes and a Compilation/Review/Audit.

- Board tabled this discussion

- Board Meeting Dates for 2026

MOTION: To set forth the Board of Directors and Executive Meeting date of January 14, 2026.

Motion made by Jerry, seconded by Scott, and passed all in favor.

- Next meeting was set for January 14, 2026.

NEXT MEETING

The next meeting is scheduled for October 15, 2025 at 6:00 PM via Webex Virtual Meeting.

ADJOURNMENT

Meeting was adjourned at 6:54PM

EXECUTIVE SESSION TO FOLLOW

MOTION: To adjourn the Board of Directors meeting and go into Executive Session as permitted by law (A.R.S. 33-1804(C) for planned communities or in accordance with A.R.S. 33-1248(C) Condominiums) for the following reason(s): (5) owner/member appeal or penalty. **Motion made by Scott, seconded by Jerry, and passed all in favor.**