



ANNUAL MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, February 14, 2024 1:00 p.m.
Recreation Center, Lounge I

The meeting was called to order by President Tony Gleadhill at 1:00 p.m. The Pledge of Allegiance followed, and a quorum was established. The Board Meeting was attended by 6 Board members. One member was absent: Phil Clifton; two open positions; 43 homeowners in attendance.

| Board Member | Present | Absent |
|------------------------------------|---------|--------|
| Tony Gleadhill (President) | x | |
| Phil Clifton (Vice President/GVC) | | x |
| Pam Reinhardt (Secretary) | x | |
| Treasurer – open position | | |
| Maryellen McEldowney (Landscaping) | x | |
| Compliance – Ralph Neall | x | |
| Rec Center - open position | | |
| Earl Eyre (Architectural) | x | |
| Jim Cortez (Paving) | x | |

ANNOUNCEMENTS:

Tony announced the 2024 Board Elections start Jan 22, 2024, for e-ballots; 47 paper ballots were mailed January 18, 2024. The Election period ended February 9, 2024, at midnight to return ballots. Tony announced the agenda for this meeting was posted/e-blasted Feb 7, 2024. He also advised the candidates, due to the 2-1 CC&R rule (stand-alone vs townhome), the top vote getters will not necessarily be seated. The election results will follow this Board meeting.

Tony brought up The Villager of the Year nominations and asked for volunteers to be on this committee. Penny Malevich, Judy Squires, and Diane Hubbel stood up as volunteers. Tony asked this be done by the March 20 BOD meeting.

SECRETARY REPORT:

Pam Reinhardt read the minutes from the Annual Meeting held January 18, 2023. A copy of these minutes is available in the Office for anyone who requests a copy. Please call, in advance, to allow the time for copies to be made. Ralph Neill made the motion to approve, Earl Eyre seconded, and the Board unanimously approved this motion.



**ANNUAL MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, February 14, 2024 1:00 p.m.
Recreation Center, Lounge I**

TREASURER'S REPORT:

Tony made the presentation of The State of the Community Treasurer Reports on slideshow. Copy of the report will be attached to these minutes.

Report of Directors

Rec Center Maintenance: The position is currently open, so Nick Vugrinec's email listing all accomplishments/issues for 2023 was shown to the attending homeowners and will be attached to these minutes.

Common Areas:

Ken Benz presented the work crew report for 2023. Ken stated the crew put in 268 hours for cleaning up common areas, saving the association more than \$15k. Ken's report is attached. Ken was also acknowledged for his nearly 20 years of leadership of the work crew.

MaryEllen McEldowney submitted a list of accomplishments by the landscaper and that list will be attached to these minutes. The professional landscaper sprays four times a year, curb strips included. Homeowners not wanting their strip of land to be sprayed are asked to get a sign out to not be sprayed. A full list of common area accomplishments will be linked to these minutes.

Compliance: Ralph reported 9 complaints that were received, six letters were sent out with one letter being returned. Most complaints are about weeds being out of acceptable boundaries. At this time, homeowner Richard Threthewey voiced his strong concerns that the Compliance Director, Ralph Neill, should talk to the homeowner first before sending letters, and Ralph was not responsive to his complaint about receiving a letter for a For Sale sign on his golf cart that was parked on rocks. The interchange between Richard and Ralph resulted in profanities from Richard and accusations that Ralph was "harassing" him with multiple visits regarding the For Sale sign. Tony Gleadhill indicated Richard was out of order and his comment should be made in the open session. Richard persisted at which time; attendees verbally expressed their displeasure en masse. Tony then demanded Richard shut up or leave; Richard ceased his comments.



**ANNUAL MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, February 14, 2024 1:00 p.m.
Recreation Center, Lounge I**

Architectural: Earl Eyre thanked all Architectural volunteers that help and are mostly responsible for achieving the 90% completion rate of all submissions this year. There were 80 requests for approval, 6 in December. Earl read from the CC&Rs on responsibility for work done inside the home or in the yard, the homeowner should go through the committee by filling in an official request. Earl also addressed the new Rec Center Reservation form for private use. The office has these new forms for every homeowner’s use.

Paving/Roads: Jim Cortez stated East parking lot and cul-de-sacs 1-6 seal coating and re-striping were done in 2021. The year 2023 finalized phase 2 (cul-de-sacs 7-13 and asphalt driveways and the West parking lot) which should’ve been done in 2022, but was not done due to a vacant Paving Director position on the Board in 2022. In 2024 cul-de-sacs 1-6 and East parking lot will be sealed and repaired as needed. Jim has met with contractor OSP that did the asphalt work last year to get bids for asphalt driveways and cul-de-sacs with big cracks. The year 2025 will require no work. 2026 will start the cycle again. Jim was asked to talk to OSP for repair proposal to address the Rio Sonora drainage channel, currently addressed by putting rocks for erosion issues.

The normal cycle for seal coat and repairs is that each phase will be done every 3 years with a 2 year off period between phases.

ELECTION RESULTS

Pam Reinhardt opened the sealed envelope containing the election results. She stated Tony and herself worked with Deb Heidemann, who runs the Election Buddy, and read the results: Quorum (minimum of 51%) was established needed to have a valid election at 55%. The CC&Rs require a minimum of 1 townhome owner (TH) per 2 free standing (FS) homeowners.

Summary of Top 6 of the 7 nominees elected to the Board:

| | | |
|----------------------|----|-----|
| MaryAnn Jackson (FS) | #1 | 348 |
| Michael Tonn (FS) | #2 | 216 |
| William Barnes (TH) | #3 | 199 |
| Robert McComb(FS) | #4 | 194 |



**ANNUAL MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, February 14, 2024 1:00 p.m.
Recreation Center, Lounge I**

| | | | |
|-------------------|----|-----|----------|
| Sherry Porter(FS) | #5 | 149 | |
| Jim Cortez (TH) | #6 | 67 | write in |

The complete election results, including those candidates and write ins who did not receive sufficient votes to be elected is attached to the minutes.

Congratulations to the new Board members. Tony thanked the Current Board for their hard work and dedication, all efforts appreciated.

NEW BUSINESS:

Tony decided to seat the new Board members at the table, and to ask for a vote of the Board whether to hold the Organizational Meeting (election of their new positions) in this meeting or conduct the Organizational Meeting as scheduled on Friday at 1pm meeting as the CC&Rs state such a meeting must be held within 10 days of the election. The vote was 5 out of 9 members to do it today, so the Organizational Meeting was held.

- President**– Tony- MaryEllen made a motion to have Tony stay as President, William seconded the motion, and it carried unanimously.
- Vice President**–William Barnes expressed interest, as did Earl Eyre. A vote was held, and votes were 5 for Earl, 3 for William, so Earl Eyre is the new Vice President.
- Secretary** – MaryAnn Jackson – unanimously voted in.
- Treasurer** – Sherry Porter – unanimously voted in.
- Architectural** –Michael Tonn - unanimously voted in
- Rec Center** –Robert McComb
- Compliance** –William Barnes
- Landscaping/Common Area** – MaryEllen McEldowney remains as Director

In place of the Organizational meeting originally scheduled for 1pm Friday Feb 16, Tony called for an Executive Meeting to discuss payment delinquencies.



**ANNUAL MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, February 14, 2024 1:00 p.m.
Recreation Center, Lounge I**

OPEN FORUM

Diane Hubbell read her letter to the HOA office and the Board of Directors regarding a mistake made in reserving Lounge 1 November 1, 2023, for January 3, 2024. A second party had been scheduled for the same day. Many suggestions were made to improve the situation. Apologies were given that this happened, and this instance will be addressed in the next Board meeting. Suggestion for written duties of each officer and employee.

Jodi Gaski asked for a Community Resources for Pima County directory. Deferred to March agenda.

Tony made an announcement to ask for help with staffing in the office—1-2 days a week, 4 hours a day—to help balance workload.

Ralph apologized to Richard Threthewey for the Compliance issue on the For Sale sign. Apology accepted by Mr. Threthewey.

Joyce Greenlee asked for boilerplate job descriptions from the Board.

Jim ? commented a volunteer committee needed to get plaques up on the wall of Lounge 1.

Robert McComb called a motion to end the meeting, Mike Tonn seconded. Unanimously passed. The Annual meeting adjourned at 2:40pm.

Next meeting:

Date of the 2025 Annual Meeting to be determined and announced by the Board no later than the BOD meeting in April

Next Planning meeting will be March 13, 2024, at 1pm in Lounge 1

Next BOD Board Meeting on March 20, 2024, at 1pm in Lounge.

Respectively submitted,
Pam Reinhardt
HOA Secretary