

# BOARD of DIRECTORS

## Planning Meeting

Villages of Green Valley, Inc.

1:00 p.m. Wednesday, April 10, 2024

1. Call to order, establish quorum (Directors present \_8\_; MaryEllen McEldowney present via phone; Directors absent \_0\_) Vice President position is vacant.

### **ANNOUNCEMENTS:**

Updated Emergency Contact list is now posted on office window. Bob McComb & Nancy Lambert are the ones to call if needed about problems with the Rec Center after hours. Chris Crum should not be called directly. Bob or Nancy will make the appropriate calls for service depending on the problem or issue.

Earl Eyres' letter of resignation was read by MaryAnn Jackson. Nominations to fill the open position will be handled at the Board meeting on April 17<sup>th</sup>.

### **BOD ACTION/DISCUSSION ITEMS:**

Bill Barnes offered an explanation for the handful of printouts that were available for those who were in attendance.

For the past year, he has offered suggestions, from his 50 years of past work experience and his 14 years of serving on various private and public Boards. One of the suggestions was in relation to the interest rates on the CD's. Tony G. mentioned that the rates were only 4.2%, Bill advised that USBank offered 4.9%. Tony G. looked into it further and is getting us 5.0%. Bill stated that we have about ½ million in savings, which at 5% equals out to \$25,000/year, which will pay for a lot of "stuff".

Bill made other suggestions, but over time got frustrated and sent out several emails to the Board members because he didn't feel like he was accomplishing anything. He and the President (Tony) have come to better understandings with each other in the last couple of days.

Bill has asked for the two items he proposed to be on the agenda be removed. They were Unnecessary/Premature Expense of HOA Attorney attending BOD meeting on April 17<sup>th</sup> and the Call to Remove the President from the Board. He cited the request for these were made when he was very frustrated with the Board. They were removed.

Nancy Lambert explained that the troubles with the office email have now been resolved. She advised that blasts to be sent out are a low priority as actual HOA management duties, such as keeping the Homeowner files updated in both Quickbooks and physical files, processing payments received and processing new

Homeowner requests from Title Companies (*to name a few*) take precedence over the blasts.

Nancy Lambert explained there are two websites that were looked into: HOA EXPRESS and HOA START. She explained that HOA START is not just a website but a website app that can offer multiple solutions. HOA START was developed specifically for HOA's like ours. One of the features is the ability to put out 5000 blasts a day if needed! HOA EXPRESS is only a website and so doesn't offer as many features.

Jim Cortez did a power point presentation on the HOA START website. This site is easy to maneuver around in.

Some features that could be available to us are:

Any questions or information for the HOA can be submitted through here.

Calendar of events – both activities and Board type of events

Basically, all of the forms the office uses like the Architectural, Compliance, Landscaping, etc., can be filled out and submitted. The Directors of the different areas can easily access these filled out forms, they won't have to go into the office for paperwork.

Yearly Billing/Assessments and Payments can be processed through here.

Elections can be handled through here.

Planning & Board Agendas, Minutes & Reports can be posted on here as well as the Financials.

Community Events such as Estate Sales, Garage Sales, Special Parties

The Board Clipboard and the Voices can be posted on here.

This site is protected because each Homeowner would be required to create their own individual log on account to access all the features. Outside interested parties would only be able to view certain information. We would control what information the public would have access to.

This Website Application would also act as a repository for such areas as Architectural forms, Compliance forms, Landscaping requests, etc.

Projected cost for this Website would be \$3,400/per year. No maintenance fee required.

This expense would have to be a "Budget Amended" item.

It would take about 1 week to set up the program.

MaryEllen McEldowney asked what other expenses would be coming out of the 2024 Office Budget besides this. Sherry Porter answered: that information has not been fully gathered yet.

Per Tony G., a formal presentation will be needed with cost comparisons with other sites so the Board can make an informed decision. This information will be

presented at the September BOD Meeting. Along with that, the Board will need to formally decide who will maintain this website.

Bill Barnes also advised that the HOA Public Address System – mainly the microphones – needs to be upgraded to a better system than what we have. Such as Podium Mikes. They are used by the local government for their public meetings. He suggested that the Office Manager look into this over the summer and have information ready for the September meetings and the ZOOM Meeting Capability will also be addressed at this time.

Tony Gleadhill added that the video system we have also needs to be upgraded.

Dayle Davidson suggested the individual mikes worn by people could be part of the solution.

Landscape Committee Budget Review – Bill Barnes

Bill had a legal question for MaryEllen McEldowney about spending Non-Profit HOA money on Non-HOA Assets such as buying rocks/gravel for Flood Control Dept areas (Rio Sonora wash area).

MaryEllen responded – Our HOA owns the wash that runs from Rio Sonora down past the Rec Center to the East Parking Lot area. A water flow easement was granted to Pima County by the Villages. But any expense to maintain the wash is the HOA's responsibility. She has written letters from Sean Morrison and Luke Hisalman, (with Pima County Flood Control Department) who were out, at her request, to evaluate a second issue with that ditch. They maintain their position and provided supporting documentation and the written easement that the Villages signed initially in the 1970's and reconfirmed a couple of times later. With this documentation, there is no need to block reimbursement to MaryEllen for the rock/gravel she purchased for the Rio Sonora wash area.

Tony G. advised everyone at the meeting to look at the 7-year Asset Replacement Plan handout. That is for everyone's information and asks everyone please bring it back to the Board meeting next week.

As we head into the next budget spending cycle, there are two main spending areas we need to consistently look at:

1<sup>st</sup> is the normal operating expenses of the HOA – where we pay our bills from.

2<sup>nd</sup> is how do we build up the Replacement Reserves so that we have adequate funding for situations such as if the pool equipment or pool goes out or the roof blows off, etc. We have a short fall in the Reserves right now.

Both of these areas are what drives the Assessment Dues. It's important that everyone understands how this works.

The Asset Replacement Plan is exactly that. It is a forecast of future needs. Bill is correct, there are professionals that will provide this for us. But, in my opinion, we

have enough expertise in this room and the HOA, who have real life experience and know when things are going to give out. If something catastrophic happens, we would have to collect special assessments or go out and get a loan.

Joanne Rolston asked when was the last time something catastrophic happened. Tony responded: these were not catastrophic but were significant expenditures last year, we chose to recoat the walkways in the Rec Center for about \$14,000 and replaced 2 pool heaters for about \$10,000 to \$11,000. So we drew down the Replacement Reserves by about \$25,000 – we did not replace that money. That's one of the reasons the dues went up last year. It's a balancing act. We have done excellently in this community. Because of the people in our community, we have been able to keep our expenses low. Kudos to everybody that has participated. But we also have to be smart about how we move into the future.

2. Secretary Report – none at this time- will read the Feb & March minutes at meeting
3. Financial Report – Sherry Porter
  - 9 non pays
  - 17 on payment plans of which 9 are late
  - 2 are still in collections
4. President's Report –
5. Vice President's/GVC Report – Position is vacant at this time
6. Committee Reports
  - a. Architectural – Michael Tonn  
**none at this time – will give report at BOD Meeting**
  - b. Landscaping – MaryEllen McEldowney via Phone in  
**none at this time – will give report at BOD Meeting**  
Pam Reinhardt asked for a weed spraying schedule.

MaryEllen responded:

**There are 2 more sprays (pre & post) to be done this year. They will be done in either June, July or August. Jim Riechers explained further that the Pre Spray needs to have rain within about 48 hours to be truly effective. The Pre Spray is not colored and is applied in a broad spray. The Post Spray is colored and is done after the weeds begin to come up. This is a 'spot' spray.**

**Pam asked about the vines that keep coming up, covering other cactus and plants.**

Jim Riechers responded:

**That vine grows about a foot a day and is very hard to kill. It takes a special weed killer.**

- c. Rec Center Maintenance – Bob McComb
  - i. **Beam outside of Lounge 2 was replaced. Jeff Fowler & Lloyd Grendys helped Chris Crum & Bob McComb, saving the HOA much**

- money since we didn't have to bring in a Contractor to do this.
- ii. 2 extra speakers were installed in Lounge 2 by Stewart Simmons
- iii. Pickleball practice board was installed by Michael Tonn, Tom Woltjer, Fran Walters & Rex Stucker

d. Paving – Jim Cortez

**Contract with OPS (Old Pueblo Sealing) was signed and sent back. Per Kyle w/OPS, this project, Phase 1, will begin in June. A blast will be put out when start date is finalized.**

**There will be no paving in 2025. At the end of 2025, Phase 2 paving areas will be inspected to see if they need to be done in 2026 or can be put off until 2027.**

e. Compliance – Bill Barnes

**Still working on weeds and post lights that are out.  
Will discuss empty lot overgrowth at the BOD meeting**

7. Old Business

Jodi Gaski was asked to bring information on getting the community Resource Book from the Publisher for free. She was not present at the meeting. This will be addressed at the BOD Meeting on April 17, 2024.

## **OPEN FORUM**

Kim Cortez asked about waivers for volunteers. Tony G. explained that we have insurance that covers volunteers and so we don't need waivers.

Kim Cortez asked about no Board meetings during the summer. Tony G. explained that the Board meets as needed through the summer. Special meetings or emergency meetings can occur if needed.

Kim Cortez asked how to send items to appear on the Planning & Board meetings Agendas. MaryAnn Jackson responded that all items need to be in writing, signed, dated and sent to the Office. Nancy Lambert interjected that if we go with the new Website HOA START, these requests can be sent to the Office or the appropriate Director.

MaryEllen McEldowney questioned whether all the emails that were going back and forth to all the Board Members would constitute a quorum. When there is a quorum, it has to be an open meeting, which has an Agenda and a notice of the meeting. She, and a few of the other Directors, did not respond to these emails. She wanted it to be noted that by not responding to the emails in no way meant that she agreed or disagreed to anything that was said. She will not participate in a closed forum setting. She felt that the emails were a close forum and so, basically, were not legal. Tony G. agreed that this issue needs to be brought to the attention of the Attorney, who will be here in the fall.

Tony G. asked if Mel Schlesinger had anything to report from the Townhouse Maintenance Fund study group.

**There was much discussion, but no definitive answers came out.**

There is some concern that there is conflicting wording that was used in the CC&Rs. Example: in 1 area the wording used is “as needed” while in another area the wording used is “as required”.

Per Michael Tonn, who is in the Study Group, the group was formed to answer the questions presented to the Board by residents on this subject:

- Was there a Townhouse Maintenance Fund
- When was it used
- How was it used
- When did it stop being used
- Why did it stop

After this history is researched, then the questions will be:

- Can it be reestablished?
- Should it be reestablished?
- How can it be reestablished going forward?

Mel S. would like to get a recommendation from the Attorney on what we must have to be compliant with the CC&Rs. Then the Study Group can make it’s recommendations on how to get back into compliance.

MaryEllen M. suggested we ask the Attorney:

1. Is what we are doing now legal?
2. Can a portion from ALL assessments (Townhouse & Stand Alone) be put into a Fund to pay for the paving?

Michael Tonn reported that so far he has found that in the beginning, there was no separate Townhouse Fund and he also found that:

The Townhouse owners were assessed a different amount.

The 3 Stand Alone houses in Cul de Sac #1 were assessed a different amount.

The rest of the Stand Alone houses were also assessed a different amount.

The group is continuing it’s research into this subject.

There was much discussion about whether a missive received by Tony G. from the Attorney, marked as 'privileged information' should be made available to the rest of the Board and to the Study Group.

Tony G. will be clarifying this with the Attorney.

There were no further items discussed.

Meeting was adjourned at 1503 hrs