



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, April 26, 2023 1:00 p.m.
Recreation Center, Lounge I

Note: Minutes are in draft form until approved at the next BOD meeting in September

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. Roll call process was started. The Board Meeting was attended by 8 Board members and one member absent: MaryEllen McEldowney; 9 homeowners.

Board Member	Present	Absent
Tony Gleadhill(President)	x	
Phil Clifton(Vice President/GVC)	x	
Pam Reinhardt (Secretary)	x	
Brad Richards (interim)(Treasurer)	x	
MaryEllen McEldowney (Landscaping)		x
Nancy Lambert(Compliance)	x	
Nick Vugrinec (Rec Center Maint)	x	
Earl Eyre (Architectural)	x	
Jim Cortez (Paving)	x	

ANNOUNCEMENTS:

- New Board Meeting schedule was passed out to the Board, and will be posted to the website.

OLD BUSINESS:

- Tony announced the proposed study into actual usage of exercise equipment in Lounge 2 showed only 14 homeowners used the equipment during January, February and March this year, so the Board will not be moving forward with this project.
- Nick will be budgeting, in October, for LED lights update.
- Upgrade PA system: The move to the existing speakers to the front of Lounge 1 is done, additional microphones with fixed stands have been purchased, and were in operation for the meeting. A podium set up for homeowners to ask questions/voice concerns, and a recorder permanently connected to the PA amplifier is being explored.



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- Tony and Tom Berezny are still looking into who will take ownership of non-abandoned alleys in the Villages.
- Updating the Parking signage for the east and west parking lots will be addressed over the summer.
- Jim Riechers/MaryEllen McEldowney reported the postponement of curbside and alley weed spraying project until the Fall.
- Parking in common areas: The Board was trying to get parking in open areas in cul-de-sacs under control by having people wanting to park in the common areas get a parking permit from the HOA Office. Phil Clifton passed this issue to Tony Gleadhill for resolution. Tony tabled this issue until Fall, 2023.

NEW BUSINESS:

- Treasurer Transition status: Brad announced Ed Haynes as the new HOA Board Treasurer, effective April 27, 2023. He will be serving until the end of the year. **Brad made a motion to present Ed as Treasurer, Earl Eyre seconded, and the Board passed unanimously. Welcome, Ed!**
- Jim Cortez announced cul-de-sac and driveway project is complete. Lee's Asphalt gave a bid to fix a crack in cul-de-sac 13 that is too wide, and to seal and stripe West parking lot after repair of several larger cracks. The bid is for \$4800 before taxes and fees. (bid attached). **A motion to approve this bid was made by Jim, seconded by Brad, unanimously approved.**
- Brad indicated a Board vote to move funds from the Replacement Reserve account into the general operation account to cover the cost of the \$4800 parking lot repairs was required. **A motion to approve this transfer was made by Brad, seconded by Phil, unanimously approved.**
- **Cul-de-sacs:** Tony reported Jim and Tony will be evaluating the cul-de-sacs over the summer to determine a priority for extended repairs that go beyond sealing. It is anticipated any repairs will be costly. Funding sources will need to be identified.
- **Rio Sonora spillway:** Jim Riechers reported Bert dumped rock into the hole on this spillway to hold dirt and built one berm to divert water to run through into the wash. The effectiveness of this repair will be determined during the next monsoon season.



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- **New Compliance Form:** Nancy Lambert introduced a new Compliance Form for Board review and approval. New form will be posted on the website and is available

from the office when you call in advance to ask for one. It will be filled out by Complainant, Violator, with Action Taken, and then signed off by Compliance Director after resolution.

OFFICER/DIRECTOR REPORTS and COMMENTS:

PRESIDENT - Tony had nothing new to report.

VICE PRESIDENT – Phil Clifton – nothing to report.

SECRETARY – Pam Reinhardt stated minutes from the previous meeting are available on the website and copies are available from the office.

TREASURER – Brad Richards gave March report:

Balances:	As of	
Checking Account		\$166,930
Money Market Reserve Account		\$36,716
ASWCU CD		\$150,000
Replacement Reserve Account		\$60,481
Chase Bank		\$232,916
Petty Cash		\$75.00
	Total Cash Assets	\$647,290
	Net Fixed Assets	\$10,451
	Total Assets	\$668,642
	Total Liabilities (Payroll Taxes)	\$4451

Past due accounts: late 6, payment plan 17, deceased 1, walked away 1, 1 foreclosure. These past due accounts will be updated every month. Attorney is going to the foreclosure in June. Foreclosures money comes out of Reserve Funds, and then the funds are replenished when the property is sold. Accounts not paid by June 1 will be sent to our attorney for collections. Once that occurs the HOA has no further control over the delinquent account.

With Ed Haynes nomination to the Board, Brad’s term as interim Treasurer ends. Thanks to Brad for his years of service to the Villages. Awesome job, Brad!!



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Any questions, come into the office any time. Financial reports are also posted on the website and the Bulletin Board outside.

COMPLIANCE: Nancy Lambert showed the Board a new Villages Compliance Form and explained it is found on the website or a copy of the form can be found in the office. On the first of the month, she went to homeowners to give notice of their weeds problem, she went back to the homeowner, if not resolved, on the 15th of the month. If not resolved by the end of the month, a letter goes out informing when fines start. There was an issue with cars parking on rocks/stones but currently no problem with homeowners compliance.

Nancy is taking addresses to get letters out to homeowners about colored lights and not having coverings on their lamp posts. The exception in the Rules and Regulations expectation of white light bulbs in lamp posts is November to Jan 15th for holidays.

ARCHITECTURAL: Earl Eyres reported starting on January 1, 2023, 36 requests have been opened, and 13 are completed to date.

LANDSCAPING/MAINTENANCE REPORT: no report. See previous reports from Jim Riechers

COMMON AREA MAINTENANCE:

Nancy Lambert brought up the "new build" on Rio Santa Cruz has sand behind the back wall and is concerned that loose dirt will spill into the alleyway and what to do about it. Jim Riechers was asked to look at it for solutions. Nick Vugrinec suggested moving sand over the rugged areas in the alley. Jim Cotez said the County will want us to work out an agreement with homeowners. OPEN ISSUE

REC CENTER/MAINTENANCE: Nick has several announcements that will be attached to this document.

Phil Clifton made a motion to accept all Reports, and Brad Richard's seconded, all Board members unanimously approved.

OPEN FORUM:

Bruce Little talked about the issue he, and several others that swim in the afternoon, have with the pool skimmers not working. Nick replied it is difficult to move the valve that keeps the pool clean (skimmers), and also the pool is not auto-fill, it is manually filled. If the pool level is too high the skimmers don't work. So he will talk with experts from Leslie's Pools to find the best solution and to take a close look while the pool is drained.



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Joyce Greenlee was asked by several people to approach the Board about why there are so many trash companies in our community and could it be narrowed down to two companies. Tony took an action item to get an opinion from the HOA attorney as to whether the HOA has the authority/ability to restrict the number of trash haulers in the Villages. It was reported there could be as many as five companies.

Dayle Davidson's was recognized as Villager of the Year for 2022. Unfortunately the plaque is not yet available. MaryAnn is looking for someone to make the plaque; the person who made them in the past is no longer making them.

There being no further business, Brad moved to adjourn at 2:00 pm, Nick seconded, and the Board unanimously approved.

Next Planning Meeting: September 20, 2023 – 1pm Lounge 1

Next Board Meeting: September 27, 2023 – 1pm Lounge 1

Respectfully submitted,

Pam Reinhardt
Secretary