



**MEETING MINUTES
BOARD OF DIRECTORS**

**Wednesday, September 27, 2023 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 seven Board members. Mary Ellen M. and Nick V. attended via conference call. Two open positions – Compliance and Treasurer.

| Board Member | Present | Absent |
|---|-------------|--------|
| Tony Gleadhill(President) | x | |
| Phil Clifton(Vice President/GVC) | x | |
| Pam Reinhardt (Secretary) | x | |
| Open (Treasurer) Tony Gleadhill interim | x | |
| MaryEllen McEldowney (Landscaping) | X (telecon) | |
| Vacant (Compliance) | | |
| Nick Vugrinec (Rec Center Maint) | X (telecon) | |
| Earl Eyre (Architectural) | x | |
| Jim Cortez (Paving) | x | |

ANNOUNCEMENTS:

- **Treasurer Status:** Tony Gleadhill is backfilling until a permanent Treasurer can be hired. Tony and Brad Richards looking outside the community to hire; there is also a need for a Treasurer position on the Board. A BLAST will be sent out, listing the services required for the position. MaryEllen might know someone interested in the position.
- **Trash Collection:** The Board has no authority, per the CC&Rs, to restrict trash collection in the community. Confirmed by HOA attorney. It was suggested that homeowners get together to present different collection companies with their own proposals.
- **Election Committee Chair opening:** Lloyd Grendys has decided to resign as Election Chair for 2024 creating a vacancy for this position. This is a short-term project, usually only thirty-day election cycle.
- **The Compliance Director:** The Board currently has this opening. Four people have voiced interest. Tony and Pam Reinhardt will be talking to these candidates.
- **2024 Budget:** Starting the cycle in October, to be presented in November 2023.



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OLD BUSINESS:

- **Parking Lot Vehicle Removal Policy:** This policy was presented in the Planning Meeting in September and posted at the Rec Center for resident review and comment. Phil Clifton made the motion to approve the policy, Earl Eyre seconded the motion, and the Board passed it unanimously. Finalized policy will be added to the Rules & Policies document and posted on the Villages website.
- **Nick Vugrinec's LED plan:** Nick will revise his 2024 budget to include LED lighting upgrades before the 2024 Budget meeting and give it to Tony.
- **Non-deeded alley:** The homeowner is responsible for weed control and trash. The County has accepted vehicle access and limited erosion control responsibilities.
- **Quotes to remediate weeds:** Mary Ellen M. has two quotes from AAA Wildcat to take care of weeds: one is for \$1800 for curb strips throughout the community. The other is for alley weeds at \$3474. Motion made to approve curb spraying only by Earl E. and seconded by Jim C. to spray for weeds beginning in 2024. Motion passed by a unanimous vote. Mary Ellen M. will add to her Landscaping 2024 budget and coordinate implementation.
- **Volunteer Recognition Event:** Mary Ellen M. is planning this event to be held in January, 2024. It was suggested that the event be held at the end of the month so people are home from holiday travels. All Board members will help with MaryEllen's needs.

NEW BUSINESS:

- **Lien Foreclosure on two properties:** Lien foreclosure is a legal process that makes permanent, by Court Order, 6 years of delinquent dues in favor of the Association. Arizona liens for past due accounts are automatic for a 6 year period at which time the lien expires. This is a legal process involving our HOA attorney with an estimated cost of \$2500. One San Mateo property has 6 years of dues owed. Mary Ellen M. made a motion to proceed with a lien foreclosure on the San Mateo property, Phil C. seconded the motion. It was unanimously passed. A second property on Bacanora has four years of delinquent dues. The Board decided to table a lien foreclosure action on this property until the 6th year.
- **Rec Center Rental Policy:** Jim Cortez, Earl Eyres, Joyce Greenlee and Dianne Hubbell worked to create this policy to manage the 'rental' of the Rec Center by homeowners and their guests. After a few suggested amendments and discussion, it was decided this policy isn't ready for approval; Earl will present a revised policy at the next Board meeting.



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- **Replacement Access Card Policy:** The proposed policy was posted at the Rec Center for resident review and comment. The Office staff has noted an increase in the number of replacement (lost) access cards. Particularly in the case of short term rentals. Additionally, there is no Board approved policy covering the replacement card process and the cost to property owners for a replacement card. Jim Cortez commented homeowners should have access to this policy. It was decided to place it in the Clipboard. Nick V. motioned to adopt the policy, Jim C. seconded, and was unanimously passed by the Board. This Policy will be added to the Rules & Policies document and posted on the Villages website.
- **Spa and Pool Heater Replacement:** Spa heater has failed and an interim repair made. This heater is 15+ years old. Expected life of a heater is 10 years. Investigation revealed we also have a pool heater that is also 15+ years old. With both spa and one pool heater being 15 + years old and in need of repair, the Board decided to replace both at the same time, thus receiving a discount on the price from Leslie's Pools. Phil C. made the motion to replace both heaters at a cost of \$10018.84. Earl E. seconded, and the Board passed unanimously and for this expense to come out of capital reserve account. Nick V. to proceed with coordinating replacement.
- **Pool chaise/Zero gravity chair replacement:** One of the four new 500 lb capacity zero gravity chairs has failed. All four chairs have been removed. Nick told the Board the zero gravity chairs can be sent back for a refund. There was a general consensus that we should not use zero gravity chairs as they potentially present problems in an aging community where weight (too much) and diminished strength/agility is a fact of life. Several options were discussed on how to fix existing chairs. Also, future chairs should be the flat chaise type with a flat height greater than 16 inches to make getting/out easier. Nick V. requested everyone on the Board to research 20" chairs to come up with the best replacement plan.

OFFICER/DIRECTOR REPORTS and COMMENTS:

PRESIDENT - Tony had nothing new to report.

VICE PRESIDENT – Phil Clifton –Phil talked about the positives of using GVC; there are many. He also told the Board he signed off on insurance renewals for The Villages, as the coverage was the same as last year. He encouraged a insurance review in the next 6 months.

SECRETARY –Pam Reinhardt stated minutes from the previous meeting are available from the office and will be posted at the Rec Center..

TREASURER– Tony G. gave August 31, 2023 report:



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Note: ASCU = American Southwest Credit Union
BMO = Bank of Montreal
Chase = Chase Bank

| Balances: | As of 8/31/2023 |
|--|------------------|
| BMO Checking Account | \$73,942 |
| BMO Money Market Reserve | \$36,717 |
| BMO Replacement Reserve | \$60,483 |
| ASCU Replacement Reserve | \$152,661 |
| Chase Replacement Reserve/Zelle | \$232,768 |
| Petty Cash | \$75.00 |
| ASCU (Mem acct) | \$5.00 |
| Total Cash Assets | \$557,652 |
| | |
| Total Liabilities (Payroll Taxes) | \$2040 |

Past due accounts: late 0, payment plan 0, deceased 1, walked away 1, foreclosure 0, collections 4. These past due accounts will be updated every month.

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

COMPLIANCE DIRECTOR: Open position; no report

ARCHITECTURAL DIRECTOR: Earl reported Dayle Davidson has resigned from the Architectural Committee. 62 architectural changes submitted since the beginning of the year, 25 outstanding. There is one opening for this committee.

COMMON AREA DIRECTOR: Mary Ellen M. reported we have received two bids to clean up the landscaping on two properties (San Mateo and Bacanora). Affected homeowners will be notified by the Association of it's intent to clean up their properties and bill the property owner. Non-payment of these costs to clean up their property will become a lien.

REC CENTER DIRECTOR: Nick reported the elliptical machine in broken. Chris is working to get it fixed, it might still be under warranty. Nick had a resident suggest a backboard for practice by the pickle ball court. He will be considering if we need it, and if we can build it ourselves.



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PAVING DIRECTOR: Jim C. reported the West lot is finished; he sent an email to OPS about painting direction narrows (as requested by a homeowner) in the East parking lot. Tony and Jim are working cul-de-sac issues, might be significant cost, how to pay for this??

OPEN FORUM:

Diane Hubbell wants the Board to keep up with honoring Volunteer of the Year recipients with pictures/plaques on Lounge 1 walls.

There being no further business, Earl E. moved to adjourn at 2:40 pm, Jim C. seconded, and the Board unanimously approved.

Next Planning Meeting: October 18, 2023 – 1pm Lounge 1

Next Board Meeting: October 25, 2023 – 1pm Lounge 1

Respectfully submitted,

Pam Reinhardt
Secretary