



**MEETING MINUTES**  
**BOARD OF DIRECTORS**  
**Wednesday, February 22, 2023 1:00 p.m.**  
**Recreation Center, Lounge I**

1. 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 and 11 homeowners. Jim Cortez joined the Board table to make 7 Board members present.

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

**2. ANNOUNCEMENTS:**

Tony announced Lynn Ehmann has reluctantly resigned her position as Treasurer, effective February 23, 2023, due to health issues. Brad Richards will be temporarily filling in by visiting the office a couple of times a week for Treasurer duties until a permanent person can be found. **A motion was filed, seconded, and unanimously passed by the Board for this temporary fill.** The Board will be searching The Villages for a replacement.

MaryEllen introduced Jim Cortez as the new Paving officer on the Board, and **made a motion to approve his nomination, it was seconded by Nick, and unanimously passed by the Board.** Jim took a seat at the Board's table.

Tony announced Lloyd Grendys is now serving on the Elections Committee, replacing Deb Heideman. The transition is well underway.

The Annual Members Meeting and Elections Meeting moved to February 14, 2024 to eliminate the end-year crunch in the office. **MaryEllen made a motion to approve the change, Pam seconded, and the Board unanimously approved.** A homeowner asked if the CC&Rs would require an amendment, but there is a plus/minus 30-day window presently written in the CC&Rs, so no amendment needed. However, the Board is required to approve moving the Annual Members Meeting date every year.



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Tony asked everyone in attendance to think of *Villager of the Year* for 2022 nominees. The deadline for nominations is March 15, 2023. People can nominate by letter, or email, sent to MaryAnn in the office, or given to a Board member. Joyce Greenlee will head up the nominations committee.

**NEW BUSINESS:**

Tony identified **Key Elements of a 2023 Improvement Plan** as ongoing projects that will be updated at each meeting:

- Exercise Room feasibility study (2023-2024)
  1. Alternatives vs new build
  2. Justification, Siting, Cost estimates
  3. Funding source
  3. Board review for decision to submit to membership for a go/no go vote.
  4. If vote is a go, proceed to detailed planning phase (2023-2024)
- **Nick made a motion** to approve a NTE \$17k budget for re-surfacing some of the walkways in the Rec Center areas (by the gate, library, restrooms by the office, in front of Lounge 1 and 2) at a cost of \$14079. He proposed doing this work at the same time the pool will be closed for one week in May, **Earl seconded this motion, and it was unanimously approved by the Board.**
- LED lighting upgrade L1, L2, Library, Artist Alcove, Kitchen. Nick explained the benefits of replacing old lighting with LED lights--primarily replacement cost, energy savings and longevity.
- Evaluate and upgrade PA system to include digital recording. Tony is working with Nick, and Larry Worster on upgrading sound system by moving the existing speakers to the front of Lounge 1, and the proper way of using our existing microphones.
- Evaluate cost/benefit of adding additional cul-de-sac parking spaces, where possible. The Board briefly discussed how we might gain this extra space and the benefits/drawbacks to this idea. Jim Cortez will take this on as a project.

**4. OFFICER/DIRECTOR REPORTS and COMMENTS:**

TREASURER – MaryAnn gave January report:



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Balances:	As of	
Checking Account		185,855.28
Money Market Reserve Account		111,716.99
Replacement Reserve Account		135,481.68
Chase Bank		231,914.00
Petty Cash		75.00
	Total Cash Assets	666,539.95
Fixed Assets		50,762.01
	Total Assets	10,451.17
	Total Liabilities (Payroll Taxes)	1,565.66

Past due accounts: 41 total, prepaids, 7, payment plan 29, dead 1, walked away 1. These past due accounts will be updated every month.

***A motion was made and seconded to accept the Treasurer's Report. The Board vote indicated unanimous acceptance.*** The complete report will be placed on file; everyone can get a copy of the report, please give the Office some notice of this need.

VICE PRESIDENT REPORT – Phil absent; MaryAnn read from GVC Report: the number of scams is up. Look out for people claiming to be from Social Security-Social Security will not call you! GVC also planning on acquiring unmarked police cars for patrolling, looking for speeders.

SECRETARY REPORT – Pam read minutes from the last Board meeting, November 28, 2022 - ***A motion was made and seconded to accept the Secretary's Report. The Board vote indicated unanimous acceptance.*** This report will be placed on file, available online.

COMPLIANCE: Nancy reminded everyone of the CC&R rule for white lights only; she has started to send letters to homeowners still not complying. She reported a very little number of homeowners **not** following the rule of parking on the rocks. She thanked the community for that. Nancy also noted some alleys are eroding and requested clarification of who is responsible (HOA or homeowner). As a starting point, Tony agreed to contact Tom Berezny, Steve Christie's rep for Green Valley, and set up a meeting with the Board members who have a stake in this issue (Landscaping, Compliance, and Rec Center).

ARC Report – Earl reported this committee has received 14 applications, three are completed.

LANDSCAPING/MAINTENANCE REPORT – MaryEllen discussed Common Areas/alleys cleanup—who is responsible for alley upkeep. She also informed every townhome owner their property line is 90 feet from the front wall, she is sending information on this for single family homes. An article will be published in the March Clipboard.



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Weed control is done by her committee for townhomes only. She will be gathering information on the cost for sidewalk-to-curb spraying for Single Family Homes, and she thanked Ken Benz and the Thursday work crew.

REC CENTER/MAINTENANCE – Nick reported the highlights of his detailed report as follows:  
1) The month has been cool, with the pool being closed and covered for many days. As a result, we have saved on our heat bill by several hundred dollars for the month, and the amount of chemicals, both chlorine and muriatic acid usage is down. **(Reported)**

2) The spa has given us some trouble. We had a chlorine supply line that was plugged and had to be replaced. We are currently working to calibrate the system controller. **(Reported)**

3) MaryEllen has Burt working to add rock along the east edge of the pickleball court and add rock by the solar field. **(Reported)**

4) I have had communication with American Epoxy to check on scheduling and time frame.

5) Once I have this item scheduled, I will begin to work on Led Lighting Upgrades and pricing for an Exercise Room. **(Reported)**

6) Vern and Chris are doing a great job at keeping up the facilities. It appears we have an increase in the rec. center usage, which is encouraging for the rec. center and our homeowners.

7) I will be looking into replacing the security cameras that are not clear without having to replace the whole system. **(Reported)**

8) I had a request to replace some of the banquet chairs with a few that have higher seat height. **(Reported)**

PAVING/Parking Director – Jim is meeting with Gary Kidd and Jim Riechers to address eroding areas in common grounds.

**OPEN FORUM:**

Marie Neuman commented people (possibly hikers) are throwing trash into the wash behind the clubhouse causing problems for people who live nearby. Reply from Board: if you see it, report it. The County does not accept responsibility for cleanup of washes.



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**ANNOUNCEMENTS:**

**Next Planning Meeting: March 15, 2023 – 1pm Lounge 1 *This is a change***

**Next Board Meeting: March 22, 2023 – 1pm Lounge 1 *This is a change***

***A motion was made and seconded to adjourn at 2:15 p.m. The Board vote indicated unanimous acceptance.***

Respectfully submitted,

A handwritten signature in blue ink that reads "Pam Reinhardt". The signature is written in a cursive, flowing style.

Pam Reinhardt  
Secretary position