

BOARD of DIRECTORS Meeting

Villages of Green Valley, Inc.
Board of Directors Meeting
1:00 p.m. Wednesday, March 20, 2024

- 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 18 members/homeowners and nine (9) Board Members.

Board Member	Present	Absent
Tony Gleadhill (President)	X	
Earl Eyre (Vice President/GVC)	X	
MaryAnn Jackson (Secretary)	X	
Sherry Porter (Treasurer)	X	
MaryEllen McEldowney (Landscaping)	X	
Bill Barnes (Compliance)	X	
Bob McComb (Rec Center Maint)	X	
Michael Tonn (Architectural)	X	
Jim Cortez (Paving)	X	

ANNOUNCEMENTS: Tony Gleadhill presented the following –

Tony explained that \$154+K was moved into a new ASCU RR fund 9-month CD. The old CD matured and was renewed into this one.

The new Officers have been signed up with the banks (BMO, Chase & ASCU).

BMO (Bank of Montreal) bank now offers Zelle payments. Starting with the 2025 yearly Assessments, we will be using BMO instead of Chase Bank. These funds will go directly into our Operating account instead of having to be moved from one bank to another.

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After talking with the Attorney, HOA's cannot restrict either political or religious meetings or gatherings, but HOA's can control who attends – as far as meetings or gatherings being open to general public attendance. (such as posting flyers or sending emails to announce the meeting or gathering.)

BOD Meeting Agendas will now be posted on the website.

The Emergency Contact list for the Rec Center has been updated, showing Bob McComb and Nancy Lambert as the ones to contact if needed after hours.

Two people have volunteered to take over the E Buddy Election process as Deb Hiedeman has stepped down. He introduced the two new volunteers who have stepped forward for the 2025 Election Chair. They are Kathy Squires and Mel Schlesinger.

Sherry Porter, the new Treasurer, along with Nancy Lambert, the Office Manager, will be drafting a new Payment Plan for 2025. Tighter guidelines will be set up to better limit the number of late and delinquent accounts.

The next Board Planning meeting will be April 10th at 1 pm in L1.

The next Board meeting will be April 17th at 1 pm in L1. This will be the last meeting until Fall.

Judy Squires announced that there were two Villager of the Year winners. They are Ken Benz and Jim Riechers. Plaques will be purchased and hung on the wall in Lounge 1.

OLD BUSINESS:

Pickleball backboard request – Tony reported that this backboard would be attached to the fence (stationary) by the current

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basketball hoop at the one end of the tennis court. The HOA would buy the materials and the Pickleball players would build it. The estimated cost will be \$500.00.

Motion was made by Sherry Porter to approve and seconded by Bob McComb. unanimously approved.

Updates on Bacanora & San Mateo properties –

Joanna Rolston, homeowner and real estate agent, did research on the Bacanora property and found where the owner is living. Tony contacted the owner and discussed this situation with her. A new demand letter is going out to her at her present location.

The San Mateo property is still under court order probate. They cannot sell the property until it clears probate. There is no timeline on when this will be finished.

Liens are attached to both properties.

Update on LED lighting project –

Bob McComb reported that Lounge II is now all LED as well as the lights on the entrance drive. Lounge I will be next but requires scaffolding to reach the ceiling. The Green Valley Baptist Church has scaffolding and will loan it to us. Jim Riechers volunteered to pick it up in his truck.

Seal Coat project for cul-de-sacs 1-6, direct access driveways & east parking lot – Jim Cortez reported that Old Pueblo Sealing gave an estimate of \$22,759.00. This project or Phase 1 consists of 95,982 sq ft, or .23 cents/sq.ft. The average cost in Arizona is .30 to .50 cents per sq. ft. This Phase will include crack filling, Seal Coating and also restriping and directional arrows in the East Parking lot. In the areas where the asphalt is pulling away from the concrete carports, just filling in with asphalt filler is not a solution as the filler does not harden and can be punctured with canes, shoe heels or anything pointed and sharp. These areas

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would require cutting out 1½ to 2 ft sections of asphalt and redoing them individually. This will not be done at this time.

Per Kyle with OPS, the seal coating project will likely start in June.

Motion was made by Earl Eyre to approve and proceed and seconded by MaryEllen McEldowney. unanimously approved.

Proposed Parking Rule update –

The new proposed rule will be posted on the bulletin board as well as on the website.

Motion was made by Jim Cortez to approve and seconded by Bob McComb. unanimously approved.

Update on Printed Homeowner Info booklets –

Tony Gleadhill and MaryAnn Jackson will be working on this project over the summer.

NEW BUSINESS:

Request for dog variance –

A request for a dog variance was made by MaryAnn Jackson. She has a relative staying with her for several months while he looks for a home to buy. He has a large dog.

Motion was made by Michael Tonn to approve and seconded by Bob McComb. unanimously approved with MaryAnn abstaining.

Homeowner request for painting of pickleball courts –

Homeowner Mary Drey is requesting the HOA repaint the 4 pickleball courts. The original blue paint is mostly gone (faded and worn away) and the red clay paint is bleeding thru. The white lines are fine as well as the areas around the courts.

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Bob McComb will do further investigation on what needs to be done. One bid received was for \$14,000.00. He will be getting at least two more bids and bring the information to the Planning Meeting on April 10th.

Change in BOD meeting schedule –

Proposing to move the Planning meetings and Board meetings to the 1st & 2nd weeks, starting in the Fall (September). This will include the Annual Meeting.

Michael Tonn asked why there is only 1 week between the Planning Meeting and the Board Meeting. This does not leave a lot of time for information gathering on different items.

MaryEllen stated that items still needing information can be moved onto the next month.

Motion was made by MaryEllen McEldowney to approve and seconded by Bill Barnes. 8 Board Members approved with Michael Tonn disapproving. Motion passed.

Townhouse Maintenance Fund Reinstatement –

MaryEllen McEldowney proposed a study group be created to research the subject of how we re-start and fund the TH Maint Fund and bring recommendations of how to track these funds. She pointed out that we are not in compliance with our CC&R's, per the Auditor.

Motion was made by MaryEllen McEldowney to approve and seconded by Earl Eyre. Unanimously approved.

Further discussion:

Michael doesn't want this to be dragged out 4 or 6

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months as we are not in compliance. However, Earl noted that this will take a good amount of time to get all the information needed so that the Board and all the Homeowners will have the same information to discuss and vote on.

Bill Barnes noted that there will be many parts to be studied and information gathered.

***Study Group being formed and consisting (so far) of:
Mel Schlesinger (TH), Bill Barnes (TH),
Michael Tonn (SF), Jim & Kim Cortez (TH),
Jodi Gaski (TH), Dennis Clark (TH)***

1. SECRETARY'S REPORT

[Minutes are posted on the website. Copies of Minutes are available in the Office for anyone who requests a copy. Please call in advance to allow time for copies to be made.

2. TREASURER'S REPORT

[Treasurer is available to answer questions throughout the month. Members/homeowners should feel free to contact the Treasurer through the Office.

Past due accounts:

As of March 14, 2024:

17 non payments. Letters have been sent out.

21 are on payment plans with 9 payments late. Letters are going out.

1 is deceased and property is in probate.

1 is a 'walk away'. Tony reported that the owner has been found and a letter has been sent.

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3. STANDING/AD HOC COMMITTEE REPORTS

a. Architectural Committee:

Michael Tonn reported there have been 18 requests so far this year.

1 has been closed out and the others are working. There are 6 open from 2023 and he is checking on these.

b. Compliance:

Bill Barnes reported he has a report that 37 lights are out in the neighborhood.

There are many different colors in some light poles.

There are a lot of weeds growing.

1 case in legal

6 cases being resolved

11 open cases that he is following up on.

c. Common Area Landscaping:

MaryEllen McEldowney reported that the culvert leading from Rio Resaldo that drains into our wash located in Cul de Sac 6 is washing out the bank across from it. The service request has been sent to PC Flood Control, it will be sent on to Transportation Dept. The Green Valley Council has been helpful with getting the requests in to the correct County departments.

She also reported that we actually have about 36 acres of Common Area, not the 27 acres we've always thought we had.

She also noted that she cleaned and reorganized some of the Kitchen cabinets. They were filled with many old items that have not been used in a long, long time. These items will be put out for anyone to take and then whatever is left will be given to White Elephant or the Animal League.

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d. Rec Center Maintenance:

Bob McComb reported that the solar field is nearing its longevity. They have been nursing it along and fixing many leaks.

New Emergency light has been installed in the men's bathroom.

New switch was installed on the Spa Control

Pressure switch lines on the pool equipment have been fixed or replaced as needed.

There were various leaks on the pool equipment that were fixed.

General maintenance throughout the rec center was done and as always, is an ongoing occurrence.

OPEN FORUM

(Homeowners who wish to address the Board with their questions, concerns, ideas. Speakers have 3 minutes to make their statements.)

Kim Cortez stated the website is not user friendly and has old information. It needs better maintenance.

Tony Gleadhill responded: he maintains it and acknowledges it is an old system. He has looked into getting a new website builder and maintainer. He stated the costs are somewhere between \$1,000 to \$2,000 to get and set up.

Jodi Gaski, President of the Women's Club, is petitioning for \$40.00 to buy a Community Resource Book to keep here at the HOA. This large book has helpful information about what organizations are here in Green Valley that can help people with various needs.

Roxanne Gibson responded: Having worked in the counseling field, she believes it might be free if the publisher is contacted and told who is requesting it

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and why.

Jodi stated she would check that avenue out and bring the information to the next planning meeting. (April 10th)

With nothing further being discussed or presented,

A motion was made by Bob McComb and seconded by Sherry Porter to adjourn at 1450 hrs.

The Board vote indicated unanimous acceptance.

Respectfully submitted,

MaryAnn Jackson
Secretary