

GREEN VALLEY DESERT HILLS NO. 4, INC.
REGULAR BOARD MINUTES
February 21, 2020



Call to order: Phyllis A. Buchanan called the meeting to order at 10:13 A.M.

Attendance: Phyllis Buchanan, Jan Weatherbee, Betty Thomson, Ann Brooks, Ron Wessels, Kathy Booth. **Absent:** Larry Bivins **Community Members:** 3

Approval of Agenda: Phyllis Buchanan made a motion to accept the February 21, 2020 Green Valley Desert Hills No. 4, Inc. Agenda. Seconded by Ron Wessels. 6 Yes 0 No. Motion Carried.

Reading of the Regular Board Meeting Minutes November 15, 2019 presented by Betty Thomson. Betty Thomson made a motion to accept the November 15, 2019 Minutes as written. Seconded by Phyllis Buchanan. 6 Yes 0 No. Motion Carried.

Treasurer's Report presented by Jan Weatherbee, Treasurer
Green Valley Desert Hills No. 4, Inc.
Regular Board Meeting February 21, 2020
Treasurer's Report January 2020

Income

Assessment Income of \$81,786 included annual assessment and late fees.
\$981.47 was received from BMO Harris Bank and Commerce Bank for interest on CDs.
\$250 in disclosure fees was received for one closing.

Expenses

\$3,072 was charged to Contract Maintenance for landscaping services for January.
\$2,128.00 was charge to GVC Dues for 2020 dues.
\$35.20 was charged for mailing 4 packets to new owners.
\$84.50 was charged to Postage for mailing election material.
\$216.76 was charged to Printing for printing election material.
\$35,600 was transferred from Streets to Reserves.
\$1,050 was transferred from Federal Income Taxes to Reserves.
\$274 was transferred from State Income Taxes to Reserves

Assets

Accounts Receivable: The balance of \$3,501 includes nine homeowners who have not paid their dues and/or late fees.

Accounts Payable

\$111.90 for stamps and mailing new owner packets.

Reserves

Beautification

\$114 was added to the Reserve for Beautification for the 50/50 drawing at the Potluck Supper.

Jan noted that as of today only 5 homeowners have not paid their annual assessment.

Submitted by Jan Weatherbee, Treasurer

Ann Brooks made a motion to accept the January 2020 Treasurer's Report as written. Seconded by Betty Thomson. 6 Yes 0 No. Motion Carried.

Jan Weatherbee made a motion to transfer the net profit of \$5,331.50 into the Reserves for Streets bringing the total Streets Reserve to \$250,580.23. Seconded by Ron Wessels. 6 Yes 0 No. Motion Carried.

Architectural Report: Phyllis Buchanan

**Green Valley Desert Hills No. 4, Inc.
Architectural Report
January 1-February 21, 2020**

During January and February, the Architectural Committee received a combination of 8 Architectural and Paint request forms five (5) of which have been approved or denied, one (1) voided due to non interest of homeowner, and two (2) that are waiting for review. They include:

1. Construction of wooden gate to use to enclose a carport-denied
2. Voided request for enclosure of carport
3. Roof recoating, membrane replacement and Tile Replacement
4. Paint request
5. Tile roof repair, reseal, metal flashing on roof repair and paint fascia board, and reset gutter to prevent roof leaking.
6. Replace rotten wood and facia above and on garage, repaint Mesa Tan.
7. Pending-replacement of sconce above garage door
8. Pending-reconstruct pergola/ramada, complete roof coating, painting exterior wall, replacement of wooden lattice on the carport wall and replacement of one skylight.
9. Pending of security door and back gate from December.

Two violations concerning barking dog and roaming cat.

Architectural Committee to recommend addition of paint color to its pallet for screen doors and gates- Rust 2 at this meeting (See Below).

Submitted by Phyllis Buchanan, Chairperson

Ron Wessels made a motion to accept the January & February 21, 2020 Architectural Report as written. Seconded by Kathy Booth. 6 Yes 0 No. Motion Carried.

Maintenance/Beautification Reports: Ann Brooks, Chairperson
**Green Valley Desert Hills No. 4, Inc.
Maintenance Report
February 21, 2020**

Attendance: Ann Brooks, chairperson, Phyllis Buchanan, and Val.

For the next four weeks Val's Landscaping crew will be working in the following areas:

February 19, 2020:

Val's men will continue to work on Areas 9 & 10 which includes all alleyways, endcaps at the end of two roads going down to Tirol between 3120-2970 Camino Kino. The common ground behind these properties along Tirol will also be worked on. The hillside and alley ways behind Camino Kino will also be completed which is Area 8.

February 26, 2020:

The crew will finish Areas 9 & 10 and begin Area 11 which consists of the bottom part of the hill behind 3006 to 3090 Camino Kino.

March 4, 2020:

Val's men will finish Area 10 and continue work on Area 11. There is an area of trees that will be trimmed behind Tirol, as well.

March 11, 2020:

Val's crew will finish Area 11 and begin Area 8 which includes the desert area between 3114 Tirol and 1561 Helada. Alley ways and rear of townhomes from 1561 to 1501 Placita Helada.

March 18, 2020:

The crew will finish 8 and if there is enough time, they will start Area 1, which is the area between Jarrito and Desert Hills 5. The Maintenance Committee will also hold their monthly meeting at 3p.m. at Ann Brooks on this day.

In a couple of weeks Valscape will be spraying a combination of pre-emergent and weed killer to the following areas: All endcaps along Camino Mercado to Retorno de Anza; the hillside behind 1431 to 1571 Via de Roma on Retorno de Anza; the three remaining endcaps along Retorno de Anza; the hillside behind 3006 to 3090 Camino Kino; the endcap at 2989 Camino Kino; and the three little medians going down to Tirol and Helada. If Val has time on that day, he will spray weed killer on the rest of his normal spraying area. If not, he will return one or two weeks later to spray weed killer on the rest of his normal spraying area. In May they will respray the area with weed killer only. Pre-emergent will be sprayed again in the same areas in June or July. A fourth application of weed killer will be applied in August.

As a reminder, no one resident is allowed to work on the common ground at any time for any reason or placement of trimmings from a homeowner's property is not to be thrown onto the common ground. If you see a problem, call Ann Brooks at 253-670-5246.

Submitted by Ann Brooks, Maintenance Chairperson

Betty Thomson made a motion to accept the February 21, 2020 Maintenance Report as written. Seconded by Jan Weatherbee. 6 Yes 0 No. Motion Carried.

**Green Valley Desert Hills No. 4, Inc.
Beautification Report
Regular Board Meeting February 21, 2020**

In January and February, the Beautification Committee sprayed weeds and dug up weeds in the endcap at the end of Mirasol and Retorno de Anza. They also sprayed weeds on the other two endcaps at the end of Travis and Roma. Weeds were pulled on the hillside from Mercado to behind 1479 Roma.

The large wall on Roma was also discussed. At the Tubac Festival, Ann and Phyllis were able to find the vendor that made the artwork for Desert Hills 5 at the corner of Del Sol and Retorno de Anza. The first step needed to this project is that the wall must first be power washed and repainted. Until this process is done the committee will not be visiting the studio or making any recommendations to the Board.

This committee at one time had as many as 10-12 members. Today we are lucky to have two or three people working at one time. The committee meets every Tuesday morning for three hours. Anyone that is willing to come and help and improve our area please call Ann Brooks at 253-670-5246.

Submitted by Ann Brooks, Beautification Chairperson

Phyllis Buchanan made a motion to accept the February 21, 2020 Beautification Report as written. Seconded by Betty Thomson. 6 Yes 0 No. Motion Carried.

New Business:

Nomination of Officers: Phyllis Buchanan opened nominations at 10:29 A.M.

Nomination for each officer is as follows:

President Phyllis Buchanan	Secretary Betty Thomson
Vice President Ann Brooks	Treasurer Jan Weatherbee

Phyllis Buchanan made a motion to accept the nomination of the 2020 Slate of Officers. Seconded by Ron Wessels. 6 Yes 0 No. Motion Carried.

Phyllis Buchanan closed nominations at 10:31 A.M.

Election of officers:

President Phyllis Buchanan	Secretary Betty Thomson
Vice President Ann Brooks	Treasurer Jan Weatherbee

Betty Tomson made a motion to elect Phyllis A. Buchanan as President. Seconded by Ron Wessels. 6 Yes 0 No. Motion Carried yes.

Betty Tomson made a motion to elect Ann Brooks as Vice-President. Seconded by Ron Wessels. 6 Yes 0 No. Motion Carried yes.

Betty Tomson made a motion to elect Betty Thomson as Secretary. Seconded by Ron Wessels. 6 Yes 0 No. Motion Carried yes.

Betty Tomson made a motion to elect Jan Weatherbee as Treasurer. Seconded by Ron Wessels. 6 Yes 0 No. Motion Carried yes.

Selection of Committee Members:

<p align="center">Maintenance</p> <p>Ann Brooks, Chairperson Phyllis Buchanan, Co-Chair Bill Hammond Victor Wolf</p>	<p align="center">Auditing</p> <p>Larry Gass, Chairperson Larry Brooks, Co-Chair Betty Thomson</p>
<p align="center">Beautification</p> <p>Ann Brooks, Chairperson Phyllis Buchanan, Co-Chair</p>	<p align="center">Nomination</p> <p>Ann Brooks, Chairperson Ron Wessels, Co-Chair Phyllis Buchanan</p>
<p align="center">Architectural</p> <p>Phyllis Buchanan, Chairperson Paul Weatherbee, Co-Chair Ron Wessels Everett Johnson Maryann Akers</p>	<p align="center">Newsletter</p> <p>Jan Weatherbee, Editor Phyllis Buchanan, Co-Editor</p>
<p align="center">GVC Representative</p> <p>Paul Weatherbee, Representative Phyllis Buchanan, Alternate Rep.</p>	<p align="center">CC & R's</p> <p>Phyllis Buchanan, Chairperson Paul Weatherbee, Co-Chairperson Maryann Akers</p>
<p align="center">Neighborhood Watch</p> <p>Betty Thomson, Chairperson Kathy Booth, Co-Chair Phyllis Buchanan</p>	<p align="center">Website</p> <p>Paul Weatherbee, Chairperson Phyllis Buchanan, Co-Chair</p>
<p align="center">Social</p> <p>Betty Thomson, Chairperson Kathy Booth, Co-Chair</p>	<p align="center">Paving</p> <p>Larry Bivins, Chairperson Jan Weatherbee, Co-Chair Phyllis Buchanan</p>

Budget	Trash
Jan Weatherbee, Chairperson Larry Gass, Co-Chair Paige Booth Betty Thomson	Kathy Booth, Chairperson Betty Thomson, Co-Chair Phyllis Buchanan
Community Director-Phone Book	GVR Room Contact
Betty Thomson, Chairperson Kathy Booth, Co-Chair Paige Booth	Meetings: Phyllis Buchanan Social: Betty Thomson

Phyllis Buchanan made a motion to accept the 2020 Green Valley Desert Hills No. 4 Inc. committee chairs and members as nominated. Seconded by Jan Weatherbee. 6 Yes 0 No. Motion Carried.

Jan and Paul Weatherbee left the meeting at 10:40 am.

Voting for Annual and Regular Meeting Dates and Times for 2021

Meeting Dates:

Annual Meeting February 19, 2021 – 9:00 a.m. Regular Board Meeting to immediately follow
 March 19, 2021-3:00 p.m.
 April 16, 2021- 3:00 p.m.
 October 15, 2021-3 00 p.m.
 November 19, 2021-3:00 p.m.

Social Dates:

Potluck- January 18 or 19, 2021
 Happy Hour- March 15 or 16, 2021

Betty Thomson made a motion to accept the 2021 Annual and Regular Meetings and Social Dates and Times. Seconded by Ann Brooks 5 Yes 0 No. Motion Carried.

Discussion of adding to our color palette for Gates and Screen Doors:

Phyllis Buchanan, Architectural Committee member, presented a recommendation from the Architectural Committee to add a Dunn Edwards paint called Rust 2 to its color pallet for use of screen doors and/or security doors and gates (see picture below). A homeowner has requested this color for the replacement of their screen door and rear gate.

The Committee feels Rust 2 is not offensive to the eye, as it is rich looking and goes well with exterior and trim colors of any home in our community. Several years ago, the Board voted to include a Cream Color to our pallet for the same usage at the request of a homeowner, and the Board approved the change. As a result, this color has been requested and approved for the replacement of their screen doors and gates.

Phyllis Buchanan, Architectural Chairperson, visited with the owner of T & R Iron Works and was told that this color has become one of their more popular colors. As result, the Committee is looking forward to the Board in accepting our recommendation.

There was one Committee Member and Board Member that did accept the change.



Ron Wessels made a motion to accept Rust 2 as an addition to our color palette for gates and screen doors. Seconded by Ann Brooks. 5 Yes 0 No. Motion Carried.

Old Business:

Reminder of committee meeting dates-Information Only

Budget (recommendation should be in early November, so it can be approved at November's meeting) no action needed

Nomination (recommendation should be October so it can be approved at November's meeting) no action needed

Auditing (recommendation should be completed in early January 2021) may or may not be discussed- no action needed

Meeting dates and times dates for 2020:

Green Valley Desert Hills No. 4, Inc
2020 Meeting Dates and Socials
Desert Hills Social Center

Date:	Time:	Room:	Meeting:
March 20, 2020	3:00 p.m.-5:00 p.m.	Room A	Regular Meeting
April 17, 2020	3:00 p.m.-5:00 p.m.	Room A	Regular Meeting
October 16, 2020	3:00 p.m.-5:00 p.m.	Room A	Regular Meeting
November 20, 2020	3:00 p.m.-5:00 p.m.	Room A	Regular Meeting

Social Events

Date:	Time:	Room:	Social Event:
Monday March 23, 2020	5:00 p.m.-8:00 p.m.	Auditorium	Happy Hour

Other:

Next Regular Board March 20, 2020 3:00 p.m. Desert Hills Social Center Room A

Adjournment.

Phyllis Buchanan made a motion to adjourn the Green Valley Desert Hills No. 4, Inc. February 15, 2019 Regular Board Meeting at 10:53 a.m. Seconded by Betty Thomson. 5 Yes 0 No. Motion Carried.