



400 W. San Ignacio
Green Valley, AZ 85614

ANNUAL MEMBERS MEETING
Monday, January 23, 2017, 6:30 p.m.
RECREATION CENTER, LOUNGE I

- 1. The meeting was called to order by President Tom Fahey at 6:30 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by thirty-six (36) members/homeowners and six (6) Board Members.

Board Member	Present	Absent
Tom Fahey (President)	X	
Linda Christensen (Vice President)	X	
Diane Hubbell (Treasurer)	X	
Deb Hiedeman (Secretary)	X	
Vaino Hoffren	X	
Georganne Rodgers-Garn	X	

Proof of Notice of Meeting was posted for more than 30 days prior to the meeting on the Bulletin Board, was published in The Village Voices and The Clipboard, and appeared on The Villages website. Notice was also provided with balloting materials more than 30 days prior to the meeting.

- 2. 2016 ANNUAL MEETING MINUTES:

[The 2016 Annual Meeting Minutes are posted on The Villages website and are available in the Office for anyone who requests a copy. Please call in advance to allow time for copies to be made.]

The 2016 minutes were read aloud.

A motion was made and seconded to accept the Secretary’s Report. The Board vote indicated unanimous acceptance.

- 3. OFFICERS’ REPORTS

- a. President’s Report:

President Tom Fahey acknowledged the significant accomplishments of the Board this past year, most notably the completion of the tennis/pickleball courts.

- b. Vice President’s Report:

Vice President Linda Christensen noted the Welcome Back event in February 2016 which was well-attended by homeowners and the vastly improved Christmas decorations for the HOA entrance in December 2016. In April 2016 she assumed the dual duty of Rec Center Director and much of her time was devoted to those activities.

c. Treasurer's Report:

Treasurer Diane Hubbell presented the 2016 financial report. Copies of the Balance Sheet and the Profit & Loss Statement were available to attendees.

Balances as of December 31, 2016 were:

	As of	Dec. 31, 2016
Checking Account		\$1,581
Money Market Reserve Account		\$74,109
Replacement Reserve Account		\$127,034
	Total Cash Assets	\$202,724
Fixed Assets		\$24,261
	Total Assets	\$226,985
	Total Liabilities	\$1,398
2016 Net Income		\$(45,173.37)
Account Receivable Balance (inc. late fees)		\$943

Diane noted the following key points relative to the 2016 financial close-out:

- The checking account balance has been transferred to the Replacement Reserve account as is our usual practice.
- The negative net income amount was a planned situation relating to the manner in which we moved funds between accounts to pay for the tennis/pickleball courts.
- Currently there are four (4) out of 480 accounts past due.

A motion was made and seconded to accept the Treasurer's Report. The Board vote indicated unanimous acceptance.

4. COMMITTEE REPORTS

- a. Compliance Committee: Georganne Rodgers-Garn reported.
- There were 20 violations in 2016; all were addressed and resolved.
- b. Architectural Committee: Georganne Rodgers-Garn reported.
- There were 74 requests in 2016. None were denied. A big thank you was extended to all the individuals who assist with this committee.
 - Georganne also represents our HOA on the Green Valley Council (GVC) and shared two recent marketing pieces produced by GVC. Copies were available for members to take.
- c. Common Areas Landscaping/Paving:
Vaino Hoffren reported.
- Vaino expressed appreciation to the Thursday Morning Work Crew. This is a group of approximately 15 homeowner volunteers who

work for approximately an hour every Thursday morning at 8 am on the grounds around the Rec Center and along the HOA's La Canada frontage to keep things looking great. The Crew is managed by Ken Benz who estimated that approximately 240 hours were donated in 2016. At an estimated \$10/hour, this resulted in a \$2,400 savings for the HOA. Vaino encouraged others to consider joining the Work Crew for a short period of work followed by coffee on Thursday mornings.

- Vaino also showed a map of the development outlining where our landscaping contractor has roughly cleared walking paths through our common areas. If anyone is interested in working on a small workgroup to continue pathway improvements, they should contact Vaino. This is an opportunity that is unique to our HOA because of our extensive expanse of common area.
 - He also reported that our tall palms and trees with mistletoe easily out of reach will be trimmed in the February/March timeframe. The Board will be considering a mid- to long-term plan to replace boulevard and common area trees/shrubs that have reached their end of life.
 - Vaino reviewed the paving/crack sealing maintenance schedule. In March 2017 we will seal cracks as needed and in November 2017 we will sealcoat cul de sacs 1-6. In March and November 2018, we will address the needs of cul de sacs 7-13 and the west parking lot. In 2019 we will look at the 32 direct access driveways and in 2020 we will sealcoat the main east parking lot.
 - Vaino also reminded homeowners that we did pre-emergent weed treatment Jan 11-13 just prior to the rain. We may do some post-emergent spraying to take care of weeds that had already germinated prior to this treatment.
- d. Rec Center Maintenance: Linda Christensen reported. The main things accomplished this past year included:
- Several pool improvements, most notably a tile cleaning party and the addition of a liquid chlorinating system to both the pool and spa. The liquid chlorinating system has resulted in much better water quality conditions AND reduced the cost of pool maintenance. We also Sure-Stepped the pool decking and ramada areas.
 - We replaced the chaise lounges and ramada chairs, and painted the old ramada tables to match the new chairs.
 - Replacement of two ancient water heaters.
 - Re-wired two electrical boxes following a visit from the Fire Marshall
- Linda reported that we are currently in the process of
- Reviewing the status of all of the air conditioning units at the Rec Center, and
 - Renovating the horseshoe pits.

5. UNFINISHED BUSINESS (from 2016 Annual Meeting)

There were no unresolved issues from the 2016 Annual Meeting.

6. NEW BUSINESS – MEMBER OPEN FORUM

Ground rules: three (3) minute limit with a timer, state your name/address for the record, please be objective, concise and respectful.

- a. Lynne Gleadhill (711 W. Rio San Pedro) thanked the outgoing Board and welcomed the new Board. She is recommending that the Board consider the addition of a handicapped chair lift to the swimming pool for the benefit of our HOA's aging population.

7. ELECTION OF BOARD MEMBERS

Deb Hiedeman described the Election process and acknowledged the volunteer positions that are required to accomplish the task. She specifically acknowledged the contributions of the following individuals who participated on the 2017 Election Sub-Committee: Tony Gleadhill (Chairperson), Ken and Karen Benz, Nick and Linda Lombardo, Bonnie and Larry Papenfuss and and Clint and Ginny Swartz.

264 homeowners voted out of 475 eligible to vote (56%).
Brad Richards received a total of 272 votes
Bruce Garnett received a total of 235 votes
Gerald Foigelman received a total of 233 votes
Walley Johnson received 1 write-in vote
Steve Sanders received 1 write-in vote

President Tom Fahey welcomed Brad Richards, Bruce Garnett, and Gerald Foigelman to the Board of Directors. There will be a brief meeting of the new Board immediately following this meeting to elect Officers.

Linda Christensen expressed appreciation on behalf of the Board for the work of outgoing Board Members, Tom Fahey and Deb Hiedeman.

8. ADJOURNMENT

- a. Next Board Meeting Dates and Times:
 1. Planning Meeting – Wednesday, February 15, 2017 at 1p.m.
 2. Board Meeting - Wednesday, February 22, 2017 at 1p.m. in Lounge 1.
- b. The next Annual Meeting will occur Monday, January 22, 2018 at 6:30 p.m.

A motion was made and seconded to adjourn at 7:10 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Deborah Hiedeman

Attachments: Villages Balance Sheet 2016, Villages Profit & Loss 2016

8:59 AM
02/02/17
Cash Basis

Villages of Green Valley, Inc.
Balance Sheet
As of December 31, 2016

	<u>Dec 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
0717 Replacement Reserve Fund	127,033.51
0725 Gen Maint Reserve Fund	74,108.69
1851 Operating Checking Account	1,580.97
Petty Cash	50.00
Total Checking/Savings	<u>202,773.17</u>
Total Current Assets	202,773.17
Fixed Assets	
Straight Line Assets	
Asphalt & Paving	
Acc Depr Asphalt/Paving	-880.62
Walkways	1,258.00
Total Asphalt & Paving	<u>377.38</u>
Pool/Spa	
Acc Depr Pool/Spa	-10,750.00
Solar System	12,900.00
Total Pool/Spa	<u>2,150.00</u>
Rec Center	
Acc Depr Rec Center	-10,603.49
Equip Room Roof	3,600.00
Library Renovation	10,970.84
Security System	14,876.83
Wood Maintenance Shed	2,889.41
Total Rec Center	<u>21,733.59</u>
Total Straight Line Assets	<u>24,260.97</u>
Total Fixed Assets	<u>24,260.97</u>
TOTAL ASSETS	<u><u>227,034.14</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Taxes	
Company Liabilities	461.43
Employee Liabilities	936.10
Total Payroll Taxes	<u>1,397.53</u>
Total Other Current Liabilities	<u>1,397.53</u>
Total Current Liabilities	<u>1,397.53</u>
Total Liabilities	1,397.53
Equity	
Retained Earnings	270,809.98
Net Income	-45,173.37
Total Equity	<u>225,636.61</u>
TOTAL LIABILITIES & EQUITY	<u><u>227,034.14</u></u>

9:02 AM
02/02/17
Cash Basis

Villages of Green Valley, Inc.
Profit & Loss
January through December 2016

	<u>Jan - Dec 16</u>
Income	
Assessments	218,245.00
Interest Income	209.39
Late Charges	531.50
Miscellaneous Income	232.00
Resale & Title Transfers	7,603.08
Total Income	<u>226,820.97</u>
Gross Profit	226,820.97
Expense	
Admin	
Contingency	569.25
Depreciation Expense	4,163.82
Dues & Subscriptions	3,649.16
Equipment and Repairs	802.03
Insurance	15,568.00
Licenses & Permits	444.49
Office Supplies	870.10
Postage	2,148.89
Printing/Copies	833.84
Training & Software Upgrades	749.66
Travel	415.80
Total Admin	<u>30,215.04</u>
Capital Replacement Reserve Exp	110,879.35
Common Areas	
Grounds Upkeep	
Equipment/Maintenance	203.79
Grounds Supplies	1,246.39
Other	81.98
Outside Contractors	
Clearing & Trimming	17,975.00
Hauling & Dumping	85.00
Weed Control	6,092.00
Total Outside Contractors	<u>24,152.00</u>
Total Grounds Upkeep	25,684.16
Recreation Center	
Maintenance & Repairs	2,900.29
Maintenance Supplies	6,719.16
Outside Services	3,371.75
Total Recreation Center	<u>12,991.20</u>
Swimming Pool	
Pool Maintenance/Repairs	6,524.82
Pool Supplies	3,031.02
Total Swimming Pool	<u>9,555.84</u>
Total Common Areas	48,231.20
Payroll Expense	
Payroll Taxes	4,064.62
Wages	44,019.46
Workers' Compensation	1,710.00
Payroll Expense - Other	-1.68
Total Payroll Expense	<u>49,792.40</u>
Professional Services	
Accounting/CPA	220.00
Legal Fees	7,139.00
Total Professional Services	<u>7,359.00</u>

9:02 AM
02/02/17
Cash Basis

Villages of Green Valley, Inc.
Profit & Loss
January through December 2018

	<u>Jan - Dec 16</u>
Taxes	
Corporate Taxes	529.00
Property Taxes	15.69
Total Taxes	<u>544.69</u>
Utilities	<u>24,672.46</u>
Total Expense	<u>271,504.34</u>
Net Income	<u><u>-45,173.37</u></u>