



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, March 29, 2017, 1:00 p.m.
Recreation Center, Lounge I

- The meeting was called to order by President Brad Richards at 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by the Board Members noted below; twenty-one (21) homeowners were present.

Board Members	Present	Absent
Brad Richards (President/Treasurer)	X	
Linda Christensen (Rec Center)	X	
Diane Hubbell (Secretary)	X	
Dr. Gerald Foigelman (Vice-Pres)	X	
Georganne Rodgers-Garn (Arch/Compliance)	X	
Vaino Hoffren (Landscaping/Paving)	X	
Bruce Garnett(Architectural/Compliance)	X	

- 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.)

The minutes of the November 30, 2016 meeting were read at this meeting because they were missed at the December 28, 2016 meeting.

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

Secretary Diane Hubbell read the minutes of the Wednesday, February 22, 2017 meeting.

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

- TREASURER'S REPORT**

(Treasurer is available to answer question throughout the month. Members/homeowners should feel free to contact Brad through the office.)

Brad Richards presented the financial report – February 28, 2017

Account Balances as 2/28/2017

Checking Account	189.000
Money Market Reserve Account	74.115
Replacement Reserve Account	126,625
Total Cash Assets	391,789
Fixed Assets	25,261
Total Assets	416,051
Total Liabilities (Payroll Taxes)	1.590

Past due accounts just under \$2000. There are 9 past due accounts. Five are on payment plans, two are held over from last year and are not paying. We will be contacting our attorney to put liens the tree properties. One deceased homeowner's estate is in probate. One homeowner still owes \$100 for the previous year's assessment but has paid the 2017 assessment in full.

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

- PRESIDENT'S REPORT**

Brad Richards reported on the Villager of the Year committee headed by Clint Swartz and assisted by Ken Benz and Ruth Karau. In their letter to the Board they named co-recipients, Bill Woodward and Frank Perry for "Above and Beyond the Call" for their contributions which are too numerous to list. Brad presented Kay Woodward and Alice Perry with plaques of appreciation for their husbands contributions.



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Brad reported on litigation with a homeowner concerning his yard is still pending. Our attorney Believes we are close to resolving the matter. We only need the written order from the judge. We need volunteers for the security patrol of the grounds at night. With homeowners leaving for the season, we have a need for volunteers to lock up the Rec Center at night. The GVC is sponsoring officer training for Treasurer, President and Secretary positions which Brad and Diane will be attending.

5. VICE PRESIDENT'S REPORT

Georganne Rodgers-Garn reported on the Grand Opening of the "new" pickleball and tennis courts on March 17th. It was a great party. Chris Christensen was the "Burger King" and 110 people were served hamburgers and hotdogs along with "drinks".

6. Gerry Foigelman reported on the GVC road problems. We still have degraded roads and pull aways on Via Alamos going to La Canada and on Rio Sonora which have not been repaired yet. 1. On March 10th Steve Cristy spoke on the CPAC Center and who is going to run it, who will be caring for it and who will be leasing space. Neither the county or GVR want responsibility for it. 2. RTA reported the inability to have additional transit stops in our area. 3. Household waste drop off April 1, 9am to 1pm at the Presbyterian Church. 4. Council running out of money and is considering increasing dues from each HOA by \$2-\$3 per unit. 5. Don Weaver, GVC President along with the county went thru our roads and rated them as in poor condition. The cost was estimated as \$1.1 Million, about \$2350 per lot over 10 years and this does not include interest. Brad pointed out that this estimate from the county included roads NOT in our HOA. We will need more info on this project.

7. ARCHITECTURAL & COMPLIANCE COMMITTEE

Bruce Garnett reported that there were no compliance issues this month. There were 4-6 painting requests and one aluminum awning for a rear patio request. There was discussion as to the appropriateness of this structure in our HOA. It looks like it would fit a mobile home park.

A motion was made and seconded to accept an aluminum structure for a patio. The Board unanimously denied acceptance.

There was also a request for "Rolling Shutters" for window coverings affording security, insulation and darkness for homeowners. The Board tabled this request till April 6th at 1pm when a Special board meeting will address the shade request and discuss new construction materials available to be used within the HOA.

8. LANDSCAPING & PAYING COMMITTEE

Vaino Hoffren reported that we are continuing to work in the common areas. Burt has replaced about 75 ft of rock on the rock bank where the ants were. Sand and rock were wheelbarrowed up behind the townhouses and rock replaced. This is the type of maintenance going on. In April the cracks will be filled and then in November cul-de-sacs 1-6 will be resealed. Concerning the weeds, they were sprayed last week with post-emergent and we're scheduled for July to spray the pre-emergent when the rains begin again. The trail system has created lots of interest. A committee has been developed. A map is available. One major trail in the wash starts (or ends) behind the Rec Center. It is about 2 miles long. Committee chairman will be Mary Ellen McEldouney. We have roughly twenty-five acres of common areas to enjoy.

9. REC CENTER

Linda Christensen reported that the light in the pool needs to be replaced. White trim will be painted around the pool. Mark and Bruce resurfaced the floor in Lounge I and new sinks will be installed in the ramada shower rooms. A new pool cover costing \$4600 to \$6000 will be purchased in the fall. A pool chair will be considered for next year's budget. Regarding the roof, three sections need to be



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done before the summer monsoons come. The air-conditioning units have been updated and service agreements are in place.

10. ANNOUNCEMENTS

- a. A Special Board Planning Meeting will be Thursday, April 6, 2017 at 1 pm to discuss/approve window shades and new construction materials.
- b. Next regular Board Planning Meeting will be Wednesday, April 19, 2017 at 1 pm.
- c. Final Board Meeting will be Wednesday, April 26, 2017 at 1 pm.

A motion was made and seconded to adjourn at 2:17 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Diane Hubbell
Secretary