



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, February 22, 2017, 1:00 p.m.
Recreation Center, Lounge I

1. 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 as noted below. The Board Meeting was attended by 26 members/homeowners and seven (7) Board Members.

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

2. GUEST SPEAKER

Don Weaver, from GVC, talked on the county road proposals. HURF(Highway User Revenue Fund) is only obtained thru the gas taxes. Arizona gas tax is the lowest in the nation. Our Governor is against imposing any new taxes. There is a bill in the legislature that pertains only to Pima County, that proposes a 10 cent increase in the gas tax for Pima County and would be only for road maintenance, not new roads. If approved, it would come up for a vote in the fall. Right now from the State, Pima County gets approximately \$4.4 million a year of HURF monies. The State syphons off some of this money before it gets down to the Counties and Cities. This year the Governor wants to use some of this money for Teacher raises.

There are 5 Districts in Pima County; our District is #5 which also includes Vail and other areas besides Green Valley. Steve Christy represents District #5 and would have about \$1 million to spend on maintenance for roads. This means that the portion of monies coming here to Green Valley is less and less.

All HOAs in Green Valley have county roads as their main road leading into their Associations. Some roads are down to dirt. There will be no monies to repave or repair the roads this year. But there will be monies to repair roads like San Ignacio and other main roads going through here. We will get Steve Christy to come look at these roads. La Canada, Abrego and some other roads have already been paved so there are only a few main roads that are bad.

There is another issue they are looking at, the Regional Transportation Authority (RTA), which collects a ½ cent sales tax. This is a 10 year tax. All the major roads in the County, like those around the airport, use the RTA. The transit, like the bus service that now



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comes to Green Valley was a part of the RTA, as well as the street car in Tucson. The RTA Committee is made up of people from Pima County, Tucson, Sahuarita and Oro Valley. All these people would have to agree on an additional ½ cent sales tax, to be used for maintenance only. This is probably not going to happen as Tucson is looking at doing their own additional sales tax for their projects. But if it did, it would then have to go to the State Legislature for approval then back to Pima County for us to vote on in the fall. This is the 2nd option. The bond issue failed last year due to the way it was written. If it had been laid out more clearly, and the roads to be fixed listed, it most likely would have passed. Pima County needs to find other ways to raise money for roads and road maintenance.

Another option is to form an Improvement District. This is where the people decide to repair a County road and pay for it themselves. 51% of the Homeowners would sign a petition, then the County would come out and do an estimate. Then the total cost of doing that road would be spread out over 10 years. Each property owner would pay the same amount; it would not be determined by their actual property worth. This would be a separate tax bill. This can be an ongoing road project or a onetime project. Mr. Weaver cautioned that this be only considered for a one time fix, until it is figured out how to get additional funds for road maintenance. There will be something going to happen over the next 2 or 3 years, it just will not likely be in the near future. Mr. Weaver passed out literature on the road situation. On March 6th, the County will be reviewing, with GVC, the roads. If we do nothing, the County will only continue to come and fill potholes when called. Brad asked for the County Engineer, Dave Cummings, to come look and assess our roads. Don Weaver will arrange it.

3. OPEN FORUM

[Homeowners' opportunity to present factual, objective concerns to the Board. Limited to three (3) minutes.]

Lynn Gleadhill (Rio San Pedro) expressed appreciation for all the work being done at the Rec Center. She also expressed the need she and other homeowners with limited mobility have to get in and out of the pool. She requested the Board look into getting a lift chair. Lynn explained how other lift chairs at the GVR worked with just a push of a remote button. The cost would be approximately \$3,000. Brad responded that Linda Christensen and Tony Gleadhill would research this project.

4. 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.]

Secretary Diane Hubbell read the Minutes of the last Board meeting on Wednesday, December 28, 2016.



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

5. TREASURER’S REPORT

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

Brad Richards presented the financial report.

Balances as of January 31, 2017 were:

| As of | 1/31/16 |
|-----------------------------------|-----------|
| Checking Account | \$178,452 |
| Money Market Reserve Account | \$74,112 |
| Replacement Reserve Account | \$128,620 |
| Total Cash Assets | \$381,223 |
| Fixed Assets | \$24,261 |
| Total Assets | \$405,484 |
| Total Liabilities (Payroll Taxes) | \$908 |

Past due accounts: Four accounts remain past due from last year. One of the accounts is for a tree replacement. The owner had removed a tree from the common area without authorization and the HOA had to replace the tree. The second account is in collection and being paid through our collection attorney. The third account is a vacant lot with the owner claiming to be a real estate developer. The owner has provided no documentation to support this claim. The fourth account was on a payment schedule last year. The payments stopped late in the year, however, this year’s assessment has been paid in full. These late assessments from 2016 total \$1,343. This includes late fees.

Assessments for 2017 were due before January 31, 2017. Any not paid are delinquent and fees have been charged. Some homeowners are running into trouble paying their bill. This is a concern. One account has a sale pending on the house. The vacant lot owner who refuses to pay will be receiving a letter that we are sending his bill to collections. This will add more money to his bill. Total of all past due accounts is \$8,411.

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

6. PRESIDENT’S REPORT

We have finalized the Committee for the Villager of the Year. The Committee will be headed by Clint Swartz, with Ken Benz and Ruth Karau. Nominations will close March 15th. Send all nominations to MaryAnn at the Office.



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Tony Gleadhill has agreed to head the updating of our website. Those interested in helping may contact Tony.

The security patrol needs volunteers and someone to setup schedules with people to lockup the Rec Center at night and patrol the Villages to make sure no mishaps are occurring.

The Board is looking into buying and installing four new cameras within the Rec Center. Clint Swartz has researched costs and feasibility. Bruce Garnett will be working with Clint as the board representative. The bid from TYCO (installer of the existing cameras) was \$1,000 per camera. It is felt that we can do it for less with help from some of our members. Homeowners are responsible for cleaning up their half of the alley behind their individual homes.

Brad will be gone Feb 26th thru March 10th, the Vice Presidents will respond if any incidents occur.

Chris Christensen straightened the entrance railing and was thanked for his efforts.

7. VICE PRESIDENTS REPORTS

Georganne Rodgers-Garn reported that she was elected to Executive Secretary at the GVC and can no longer be the representative for our HOA. Dr. Gerry Foigelman will be taking her place. The GVC meeting on Friday, February 24th, will be regarding the tree cutting along I-19. Anyone interested may attend.

SB1289 will prohibit HOA's from recovering attorney fees from lawsuits between homeowners and HOAs. The Green Valley Council opposes that action. We need have a call to action with names and addresses to let the legislature know how we feel about this. We are looking into a petition signing by individual homeowners for this.

Household waste collection at the Green Valley Presbyterian Church is set up for April 1st, from 8 am to 12 noon. No paper shredding will offered at this time.

Green Valley Directories will be ready on March 7th.

Humana Healthcare is now contracted with the Green Valley Hospital.

An International Rodeo will be held in Sahuarita at the corner of Pima Mine Road and Nogales Highway later this year.

GVR will be testing electronic election balloting and if it works will offer it to GVC.

Steve Christy will have a full-time office in the Green Valley area, it will be open Monday thru Fridays.

The Lions Club is closing the recycling center. That area will become additional parking for the government buildings.

Dr. Gerry Foigelman reported that we have 3.3 miles of roads in our HOA. He has documented all potholes and degrading at the intersections and has turned in all requests for repair to Pima County thru the GVC. all patches have been filled at this time. Dr. Gerry asked that homeowners/members call the office for any new request. He will be checking our roads monthly.



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8. STANDING/AD HOC COMMITTEE REPORTS

a. Architectural Committee: Bruce Garnett reported.

There have been six (6) new applications for architectural review

b. Compliance: Bruce Garnett reported.

There has been one (1) compliance issue that has been resolved

c. Common Area Landscaping/Paving: Vaino Hoffren reported.

- Vaino Hoffren reported that landscaping is done only to the common areas (approximately 25 acres). The paving he handles is in the cul de sacs & townhouse direct driveways only, not the roads.
- He noted that there will be a meeting next Thursday, March 2nd, for anyone interested in hiking the walking trails/paths and join in the planning for the “next” phase of marking and maintenance in the future.
- He cautioned all present that if there are any concerns about the common areas, don’t cut or disturb yourselves but call MaryAnn in the office and report the problem.
- Vaino also talked about the current and future weed control.

e. Rec Center Maintenance: Linda Christensen reported.

- Linda Christensen reported that we need “incident reports” filed each and every time someone is injured at the center. Pocket sleeves containing forms will be installed at the Ramada area, the kitchen and in the Artist Alcove. If anyone is injured anywhere in the Rec Center compound, a form needs to be filled out and dropped in the black mailbox across from the office.
- A welcoming committee has been suggested for the future. Volunteers will be needed for this.

9. OLD BUSINESS

a. Service Agreements for HVAC – Linda Christensen reported.

Pertaining to the service contracts on our air conditioning units; one bid was ruled out as it was to replace all the A/C units for \$18,000 and came with a 2 year warranty on all. Oasis would give a service contract for all units but the evaporative cooler, for \$914 to bring the units up to good working condition and \$855 for 1 year service contract. This cooler is important for the Center. Green Valley Heating & Cooling quoted us \$3,097 to bring the units up to good working condition and would include a \$850 service contract for 1 year. This would service all the A/C units including the evaporative cooler. There would be no cost for labor, just for parts only and includes filter replacement three times a year.



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A motion was made and seconded to accept the Green Valley Heating & Cooling bid of \$3,097. The Board vote indicated unanimous acceptance.

10. NEW BUSINESS

a. Roof Issues – Linda Christensen reported.

- Linda also reported on roof problems such as water pooling in areas, dry rot on the Shuffleboard awning and flashing repairs needed.
- Also needing to be addressed is the painted concrete that continues to flake and may become a hazard.

11. ANNOUNCEMENTS

- a. Friday, March 17th, at 3 pm, we will be having an Official Grand Opening of our new Pickleball and Tennis courts. This will be in the Ramada area and refreshments will be served.
- b. Bill Woodward and Frank Perry recently passed away. Both men have contributed greatly in the past and will be missed.
- c. Signage for events is available for those who have an event for HOA members.
- d. Next Board Planning Meeting will be Wednesday, March 22, 2017 at 1 pm.
- e. Next Board Meeting will be Wednesday, March 29, 2017 at 1 pm.

A motion was made and seconded to adjourn at 2:32 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Diane Hubbell
Secretary