



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, December 28, 2016, 1:00 p.m.
Recreation Center, Lounge I

1. The meeting was called to order by President Tom Fahey at 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 19 members/homeowners and five (5) Board Members

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

2. OPEN FORUM

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

- Marie Neuman (San Ignacio) inquired about the 2 garbage companies increasing their prices. She brought up the fact that other HOA's are all paying much lower rates, have only 1 garbage company truck coming into their HOA and so reduce wear/tear on our roads. Tom responded: Individual Homeowners need to make their own deals with the garbage companies. The Board checked out the pricing and cannot get any better deals than individuals can. At this time, the Board will not take on insisting that all Homeowners must switch to the same Garbage Company.
- Betty Fahey (Rio San Pedro) thanked the entire Board, especially Linda Christensen, for keeping the Rec Center looking so inviting and clean.

3. 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 Deb Hiedeman was absent, no report was read.

4. TREASURER'S REPORT

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

Diane recognized the volunteers that helped with stuffing envelopes for voting and the 2017 Assessment Invoices. They were Nettie Coldwell, Pat Wyckoff, Penny Malevich, Linda Johnson, and Shirley Hemmer.



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Diane Hubbell presented the financial report.

Balances as of November 30, 2016 were:

As of	Nov. 30, 2016
Checking Account	\$19,312
Money Market Reserve Account	\$74,105
Replacement Reserve Account	\$127,028
Total Cash Assets	\$220,495
Fixed Assets	\$28,425
Total Assets	\$248,920
Total Liabilities	\$1,309

Past due accounts: As of 11/30/16, there are 5 total accounts showing up past due. Two (2) of these are on payment plans, one (1) is the bill for the common area tree replacement, and one (1) is an empty lot assessment. Late fees have been assessed. One (1) unpaid accounts has been sent to Collections. Additional collection fees have been added and a lien has been recorded on the property.

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

5. PRESIDENT/VICE PRESIDENT’S REPORT

- President Tom Fahey reported.
 - Tom indicated he had nothing new to report.
- Vice President Linda Christensen reported.
 - The Christmas decorations will be taken down the Saturday after New Years. A call for volunteers to help will be put out and a signup sheet started.

6. STANDING/AD HOC COMMITTEE REPORTS

- a. Architectural Committee: Georganne Rodgers-Garn reported.
 - The Committee had 9 new requests, all have been approved.
- b. Compliance: Georganne Rodgers-Garn reported.
 - There has been no new issues reported at this time.
 - She reminded everyone that all mailboxes must be black and all lampposts must be lite. If anyone sees problems, please notify the Office and they will be reported.
- c. GVC/Insurance: Georganne Rodgers-Garn reported.
 - Four items of interest from recent GVC meetings, including:
 - A cell tower was put in on Abrego. The Villages will be looking into possibly getting one here. Income does come from having a cell tower in a HOA.



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- Road Improvement District group will be meeting January 8, 2017, at 9:30 am. Brad, Clint and Tony will be attending.
- A Medical Directory is now available online. See their website for additional info - GVCcouncil.org
- An International Professional Rodeo will be held in March. It will be located by the Desert Diamond Casino on I-19. Exact dates & times are still to be determined.

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

- Thursday Morning work crew (headed by Ken Benz) has been spreading gravel near the back entrance and in front by the entrance on San Ignacio, to improve the appearance. This group is composed of volunteers who maintain both our front and back entrance areas. We always welcome volunteers at 7:30 am each Thursday morning. The group works for 1-2 hours and then has coffee.
- The Landscaping crew, Bert Nido Landscaping, is a hired contractor who assists us in maintaining the common areas of the HOA. Recently he has been working in the flood control areas (washes) and has cleaned walking paths throughout the Villages. It is now possible to walk from Via Alamos, along various routes, to the Rec Center. Vaino encouraged everyone to use the walking paths as the Villages is one of the few (if not the only) HOA that has over 30 acres of natural habitat within our boundaries. He also issued a cautionary reminder that these areas are where, besides rabbits and birds reside, javelina, coyotes, bobcats and snakes also roam. Betty Fahey asked if there were any maps available and Clint Swartz suggested a map showing the walking areas be given out at the Annual Member Meeting and also be put in the Welcome Packets that are given to the new Homeowners as they buy homes here.
- Paving needs were reviewed throughout the HOA (non-County owned areas). Crack Sealing will be set up in March, 2017. Cul de Sacs 1 to 6 will be re-sealed in November, 2017. Cul de Sac #1 has several large cracks and holes. Vaino explained that the cracks are occurring because the original developer didn't but down any base before pouring blacktop material. The blacktop just sits on the ground (which is mostly sand) and "floats" there so when the ground below moves, cracks appear. The only way to try to stop the cracks from coming back would be to take the lots all the way down to the bare ground and start over using concrete and tension rebar. The costs would run well into the hundreds of thousands of dollars, if not more.
- Weeds seem to be relatively under control. We will be doing pre-emergent spraying in January and July which will hopefully control the weeds. If needed we can do a post-emergent spray in between.

e. Rec Center Maintenance: Linda Christensen reported.

- She will be seeking at least 3 proposals for Service Agreements on all the Air Conditioning units. These Agreements will, at a minimum, cover having all the units serviced and then a maintenance contract on them.



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7. OLD BUSINESS

- a. Trash Haulers Update – Tom Fahey reported on this in the Open Forum section.
- b. Service Agreements for HVAC – Linda Christensen reported on this in the Rec Center Maintenance section

8. NEW BUSINESS

- a. There was no new business at this time

9. ANNOUNCEMENTS

- a. Planning Meeting will be held on January 18, 2017 at 1:00 pm in Artist's Alcove
- b. ANNUAL MEMBER MEETING will be held on Monday, January 23, 2017, at 6:30 pm in Lounge I

A motion was made and seconded to adjourn at 1:38 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

MaryAnn Jackson
Office Manager in for Deb H.