



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, November 30, 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 33 members/homeowners and six (6) 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.]

- Jennifer Isiogu (Rio Mayo). Jennifer and her husband are new residents (since May) who relocated from Michigan. She expressed concern about being limited to three (3) minutes to speak and wondered if there is a committee meeting where they could engage more than that. She is also concerned about having to sign in in terms of her freedoms.
- Roxanne Gibson (Rio Altar/Rio San Pedro) inquired about the RV parked on her street that has a board extending across the sidewalk that she considers a safety hazard. She is also concerned about the ability to see around the RV down the street. The County has a 3-day rule about RVs parked on the street and we would like folks to clearly mark safety hazards.

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.]

From the minutes of 10/26/16, the following significant items are noted:

- The following motions were passed at the October Board Meeting:
 - Establishment of summer and winter hours for the sports courts (pickleball and tennis).
 - An amendment to the HOA’s credit card policy that allows the HOA Office Manager to release the Rec Center Director’s credit card to him/her when needed.
- Tony Gleadhill & Brad Richards offered to represent our HOA at activities and informational meetings regarding road repair options. They will report back to the Board and the membership as information becomes available.



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- There was lively discussion regarding how to address the difficulty obtaining volunteers to cover the pool during the winter months. The Board agreed to readdress options before making any decisions.
- It was noted that we will have three Board vacancies to fill in the upcoming election at January’s annual meeting.

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

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 Hubbell presented the financial report.

Balances as of October 31, 2016 were:

As of	Oct 31, 2016
Checking Account	\$30,131
Money Market Reserve Account	\$74,103
Replacement Reserve Account	\$127,103
Total Cash Assets	\$231,306
Fixed Assets	\$28,425
Total Assets	\$259,731
Total Liabilities	\$1,327

Past due accounts: As of 10/31/16, 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 acknowledged the efforts of everyone over the summer making things run better and look great. Notably the sports courts were finished and there were several behind-the-scenes pool upgrades.
- Vice President Linda Christensen reported.
 - Christmas decoration “party” will be held this Saturday, December 3, at 10 am. Any and all volunteers are welcome; there will be refreshments afterwards.



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- Welcome Back BBQ will be held the end of January/first part of February as a community get together. Date TBA.

6. STANDING/AD HOC COMMITTEE REPORTS

a. Architectural Committee: Georganne Rodgers-Garn reported.

- The Committee has considered 65 requests since the first of the year: 48 were approved and are completed, 6 are pending, 5 are pending notice from homeowners that the project has been finished and await final inspection, and 6 are pending final approval.

b. Compliance: Georganne Rodgers-Garn reported.

- There have been 20 compliance issues since the first of the year: 2 noise complaints, 1 paint issue, 3 unsightly articles, 7 weed issues, 5 parking problems, 1 underage resident concern, and 1 lamppost complaint. All compliance issues have been resolved.

c. GVC/Insurance: Georganne Rodgers-Garn reported.

- Three items of interest from recent GVC meetings, including:
 - Cell tower is going in at San Ignacio Estates—exact location to be determined. San Ignacio Estates will realize income from placement of this tower within their boundaries.
 - Road Improvement District group will be meeting January 11, 2017. There are now 8 HOAs involved in this group.
 - Health & Human Services are actively recruiting new healthcare providers in Green Valley. See their website for additional info - GVCcouncil.org

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

- Thursday Morning work crew (headed by Ken Benz) recently spread 12 cu yds of gravel near the back entrance to improve the appearance. They will also be spreading some rock just inside the back gate fence. 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 is a hired contractor who assists us in maintaining the common areas of the HOA.
- Paving needs were reviewed throughout the HOA (non-County owned areas). Overall our paving conditions are in pretty good shape; however we will be renewing the paving/crack sealing on cul de sacs 1-6 in the Spring as is our cyclic plan.
- 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.
- The Board is currently considering a plan for rock replacement in the common areas throughout the HOA. This will be a long term project over the next 3-4 years.



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- Please do NOT trim or remove plantings from the common areas or replace common area rocking. If you wish for changes, please address your requests to the office to avoid being charged for unapproved changes. Our HOA has 30+ acres of common area which we are working to improve.

e. Rec Center Maintenance: Linda Christensen reported.

- Ramada floor has been re-painted with Sure-Step to reduce slipperiness.
- The Fire Marshall issue with electrical panels is in the process of being repaired and will be done by the end of the week.
- Our two (2) water heaters are rusted out in the bottom and will be replaced soon.
- The new liquid chlorinators are doing a very good job. Seals were recently replaced to protect the integrity of the pumps.
- We added a new backflow and filtration system for the pool and have now ordered a covering shed to protect those systems, thereby extending their lives.

7. OLD BUSINESS

a. Trash Haulers Update – Tom Fahey reported. MaryAnn Jackson has assembled proposals from the two major trash haulers. Those proposals will be addressed by the Board at their next planning meeting. Stay tuned for more information at the December Board Meeting.

b. Election Update – Deb Hiedeman reported that ballots were mailed out on Tuesday, November 29. We have three vacancies and three candidates running. Meet the Candidates is set for Thursday evening, December 8 at 6 pm. The following volunteers who helped stuff the election envelopes were acknowledged for their assistance to Deb and Diane on Monday: Joan Roof, Susan Colson, Penny Malevich, Linda & Wally Johnson, Joyce Greenlee, Debbie Kenyon, Jan Stiles and Judy Hejmanowski. Many thanks!

8. NEW BUSINESS

a. Presentation of the Proposed 2017 Budget -- Diane Hubbell reported. The Board is presenting the proposed budget for 2017 for consideration by the membership between now and our next meeting. A handout was available for members. Projects under consideration in the upcoming year are

Repainting the lounge areas	\$1,000
Adding security cameras	\$4,000
Changing backgate security	\$8,000
Rec Center improvements	\$4,000

Anyone with questions should feel free to contact Diane for further explanation or to provide input/comment. It was noted that

- HOA dues will not increase from the 2016 level of \$455
- Line 69 includes a professional accounting audit which is conducted every three (3) years.



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- The line item for changing backgate security does NOT include ongoing maintenance costs as we already have a contract for ongoing maintenance costs that includes the back gate. This project will simply change the gate from a wireless operation to a hard-wired operation.

b. Trailer Donation – Tom Fahey reported. Homeowner Tony Gleadhill has generously allowed us to use his pull behind trailer for the past several years and has recently proposed to donate it to the HOA for use by the Thursday Morning Work Crew or as otherwise needed by the HOA. There is a one-time \$160 fee to accomplish this. The Board is grateful for this generous donation and will proceed with the necessary paperwork to accomplish this.

c. Gerry Foigelman (Rio Sonora) thanked the Board for their accomplishments and hard work.

d. Ken Benz clarified that the Board Planning Meeting held each month in the Artists' Alcove is open to homeowners.

9. ANNOUNCEMENTS

- a. Next Board Planning Meeting Date & Time: Wednesday, December 21, 2016 at 1 pm.
- b. Next Board Meeting Date and Time: Wednesday, December 28, 2016, at 1 pm.

A motion was made and seconded to adjourn at 1:47 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Deborah Hiedeman

Attach: Proposed 2017 Budget