



**MEETING MINUTES**  
**BOARD OF DIRECTORS**  
**Wednesday, October 26, 2016, 1:00 p.m.**  
**Recreation Center, Lounge I**

1. The meeting was called to order by Vice President Linda Christensen at 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 44 members/homeowners and five (5) Board Members. Ms. Rodgers-Garn was not present to vote on Board Actions at this meeting due to late arrival.

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 Newman (444 W San Ignacio) expressed that she feels homeowners are being taken advantage of about the cost of trash pickup with various haulers in our HOA. She expressed a desire for a single, contracted trash hauler which would also reduce the truck traffic on our roads. MaryAnn will solicit information from the trash haulers for our consideration.
- Gary Kidd (712 W Rio San Pedro) asked for an update on what is happening with the condition of our roads. Tony Gleadhill spoke briefly about GVC's idea of creating independent taxation districts to allow us to collect money to fix the roads within our HOA. This item is will be addressed on an agenda item later in the meeting.

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 4/27/16, the following significant items are noted:

- No motions were passed by the Board in April.
- Clint Swartz was recognized as Villager of the Year.
- Renovation of the sports courts was the primary project underway. Tony Gleadhill provided the membership with an update regarding the schedule and what kinds of activities we could expect to see.

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



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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 September 30, 2016 were:

As of	Sep 30, 2016
Checking Account	\$44,195
Money Market Reserve Account	\$74,096
Replacement Reserve Account	\$127,012
Total Cash Assets	\$245,353
Fixed Assets	\$28,425
Total Assets	\$273,777
Total Liabilities	\$2,014

Past due accounts: As of 9/30/16, 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.

Diane also provided the following project budget updates:

- Tennis/Pickleball courts were budgeted at \$120,000 and expenses came in at slightly more than \$110,000.
- Rec Center Lounge furniture replacement was budgeted at \$500 and came in at \$440.

***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 was absent today.
- Vice President Linda Christensen reported.
  - Welcome back BBQ in February 2016 went well. We are planning to conduct another Welcome Back event in January after everyone is back.
  - Christmas decorations have been upgraded. Linda will be looking for volunteers to help decorate—date tba.



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**6. STANDING/AD HOC COMMITTEE REPORTS**

- a. Architectural Committee: Georganne Rodgers-Garn reported.
- The Committee considered 22 requests since we last met, primarily for painting. All is well.
- b. Compliance: Georganne Rodgers-Garn reported.
- There were some paint color issues that were resolved.
  - There were 10 compliance issues over the summer in the areas of parking and weeds.
- c. GVC/Insurance: Georganne Rodgers-Garn reported.
- GVC is conducting a workshop on Nov 3 on Legislative updates and transfer fees. Everyone is welcome.
  - GVC is in the process of purchasing scanning equipment which would allow us to upload all member HOA documentation at no charge. Apparently the equipment will also be available for individual use for personal documents.
- d. Common Area Landscaping/Paving: Vaino Hoffren reported.
- Weed abatement: Weeds are much better than they were a year ago. We may do a post-emergent spray before Thanksgiving if necessary. Pre-emergent spraying will be done in January because we need rain for it to be effective.
  - Palm Trees: We will address cleanup of the palm trees after the first of the year, using the same contractor we've used in the past.
  - Paving: The most recent work was done as follows: cul de sacs 1-6 were done in April 2012; cul de sacs 7-13 and direct access driveways were done in July of 2014; and the east parking lot was done in March 2015. Cul de sacs 1-6 should be done next; Vaino is meeting with a potential contractor in the next few days. Tony Gleadhill reminded us that when the water company does repairs they do a cold patch and are required to come back within a year to do an actual hot patch.
  - Vaino reminded townhome owners in particular and everyone in general NOT to trim or remove landscaping from common areas. The same is true regarding paving concerns. Please do NOT do anything on your own. Contact the office and Vaino will contact you about the matter.
  - Weeds in Alleys: Brad Richards explained that some alleys in our HOA are still owned by the County; however the County has delegated maintenance of those alleys to the homeowner. Therefore all alleys in the HOA should be maintained by the adjacent homeowners.
  - Please report flood concerns to Vaino. We were reminded that we are not to be changing the waterflow patterns in the common areas.
  - Bonnie Papenfuss complimented the Board on their re-commitment to weed abatement and the resulting improved appearance.



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- e. Rec Center Maintenance: Linda Christensen reported.
- Linda introduced Mark and Bruce, who are employed to assist in maintenance of the Rec Center. Linda showed a picture of the polo shirt that the maintenance employees will wear so that they are easily identified.
  - Thermostats are now covered to help with energy conservation. Adjustments to the thermostats can be done by Mark, Bruce, Linda or MaryAnn, as needed.
  - Accomplishments over the summer included, in part,
    - pool tiles were cleaned (thank you to those who helped!)
    - spa repairs
    - relocated 13 squirrels from the shuffleboard courts
    - plumbing repairs
    - roof leaks were mended and patched
    - upgraded Artists Alcove drawers
    - new chairs purchased for the ramada and repainted the tables
    - inventoried the Maintenance Shop
    - pool was drained to remove the excess solids (required every two (2) years)
    - installed new liquid chlorinators for the pool
  - Surprise visit from the fire marshal this week. We were cited for four (4) violations, three (3) of which were minor and have been corrected. The final item is related to the electrical box in the pool maintenance room which we will have to hire an electrician to repair.

**7. OLD BUSINESS**

- a. Tennis/Picklecourt Update: The Board recognized Tony Gleadhill's leadership of this project. We have already received many comments to the effect that we have the nicest courts in Green Valley. Tony reminded us that our investments in the appearance of the Rec Center benefit every homeowner in terms of the value of their home.

**8. NEW BUSINESS**

- a. Pickleball/Tennis Court Hours: The Board discussed the issue of establishing hours for use of the tennis and pickleball courts out of respect for the homeowners who live immediately adjacent to the Rec Center.

***A motion was made and seconded to establish the following hours for the tennis and pickleball courts. Summer and winter hour changes will be based on the date of change to daylight savings time even though AZ doesn't change times.***

***Summer Hours                      7:00 am to 7:00 pm***

***Winter Hours                        8:00 am to 5:00 pm***

***The Board vote indicated unanimous acceptance.***



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b. Amendment to HOA credit card policy: There have been several situations recently that required urgent/emergent Rec Center repairs where access to the credit card to accomplish these repairs was problematic. In an effort to retain control over the access to the credit card but make it more efficient for emergency repairs, the Board considered alternatives that would allow the Rec Center Director improved access to his/her credit card.

***A motion was made and seconded to allow the HOA Office Manager to release the Rec Center Director's credit card from its locked location to facilitate emergency repairs. The Board vote indicated unanimous acceptance.***

c. Air conditioning maintenance contract. Linda presented the proposal from Oasis Heating and Air Conditioning to provide an annual preventive maintenance contract for all of our air conditioners. There were questions from the floor regarding exactly what was covered in this contract and it was decided that we will get additional bids and better understand the scope of service for such a contract. We will report next month.

d. Block/neighborhood watch: In discussions about lampposts not being lit and our inability to secure volunteers for the Security Watch, the Board is seeking individuals who might be interested in participating in a Block Watch concept. This would be a system where block captains would monitor small areas (maybe your own cul de sac) regarding lamppost lights, maintenance needs, landscaping issues, paving concerns, etc. MaryAnn will post a signup sheet for those interested in participating.

e. Hardship Yard Work: The process for obtaining assistance with yardwork in hardship situations was discussed. Those individuals who are unable to bring their yards into compliance with HOA requirement may write a letter to the Board asking for assistance. The Board will coordinate a volunteer effort to assist that homeowner on a one time basis. A renter in the HOA has also offered his assistance.

f. Upcoming Board Vacancies: We anticipate three (3) vacancies, one of which must be a townhome owner. Clint Swartz was introduced—he has graciously agreed to serve as Nominations Chairperson. Anyone willing to help our HOA by serving on the Board may contact Clint for further information.

g. Roads: Brad Richards briefly discussed the concept that GVC is proposing to establish independent taxing districts in order to raise money to repair our roads. The concept would be that each HOA could establish its own taxing district and maintain its own roads. In addition, there is a proposal to establish a new county sales tax and a portion would go toward repairing our roads. Members expressed concern that we are considering collecting money to pay for something that the taxes we are already paying should be used for. The Board sought volunteers to serve as point person for our HOA regarding what our options are about roads—being liaison to GVC in this matter, researching alternatives, applying pressure to the County, etc. Tony Gleadhill and Brad Richards graciously volunteered to help with this. Thank you!!!!



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h. Pool covering: The Board has proposed that we go to a system where we do not uncover the pool on any given day if there are not volunteers signed up to cover the pool that evening. The membership expressed significant concern regarding such a policy and after much discussion, it was agreed that the Board will work up costs for a proposal to hire individuals to cover the pool with the understanding that those costs would be passed on to homeowners in the form of an increased assessment. More information to follow at next month's Board Meeting.

i. Microphones: Ken Benz inquired about the availability of a second microphone to be used within the audience so that all can hear. Linda agreed to ensure that there is a second working microphone before our next meeting.

j. Volunteerism: Vaino made a plea for folks to volunteer for HOA tasks, including the Thursday Morning work crew.

**9. ANNOUNCEMENTS**

- a. Next Board Planning Meeting Date & Time: Wednesday, November 16, 2016 at 1 pm.
- b. Next Board Meeting Date and Time: Wednesday, November 30, 2016, at 1 pm.

***A motion was made and seconded to adjourn at 2:37 p.m. The Board vote indicated unanimous acceptance.***

Respectfully submitted,

Deborah Hiedeman