



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, April 27, 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 14 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
Bob Van Atta		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.]

Roxanne Gibson (736 Rio San Pedro) requested assistance with cacti that are growing over the sidewalk near the home of a neighbor and preventing her from walking her dog. Generally Roxanne keeps things up for this neighbor, but this is more than she can manage. Vaino will address this issue.

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 3/30/16, the following significant items are noted:

- Two motions were passed by the Board:
 - transfer of \$40,000 from our Replacement Reserve account to our Operating Account to increase the budgeted amount for the pickleball/tennis court project.
 - accept the bid from Custom Courts to repair our tennis/pickleball courts and allot up to \$120,000 to complete this project.

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.]

Linda Christensen read the Treasurer’s Report in Diane Hubbell’s absence.

Balances as of April 19, 2016 were:

As of	Apr 19, 2016
Checking Account	\$115,041
Money Market Reserve Account	\$74,080
Replacement Reserve Account	\$170,249
Total Cash Assets	\$359,420
Fixed Assets	\$28,425
Total Assets	\$387,845
Total Liabilities	\$1,263
Accounts Receivable Balance (inc. late fees)	

Past due accounts: As of 4.19.16, there are 10 total accounts showing up past due. Four (4) of these are on payment plans, one (1) is up for sale, one (1) is for tree replacement, one (1) is an empty lot assessment, and one (1) has a \$10 balance. Late fees have been assessed. Two (2) unpaid accounts were sent to Collections. Additional collection fees will be added at that time and liens will be recorded on those properties.

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.
 - The Board received a letter of resignation dated April 27, 2016, from Bob Van Atta. Linda Christensen will assume responsibility for the Rec Center in addition to her Vice President duties.
 - Clint Swartz has been selected as the 2015 Villager of the Year. Tony Gleadhill and Tom Fahey presented his personal plaque before they left last week. Clint has contributed in many arenas for many years and we are fortunate to have his expertise.
- Vice President Linda Christensen reported.
 - Linda has met with the two maintenance employees regarding Rec Center work and she is becoming acquainted with the tasks and responsibilities. She will be conducting an audit of things owned by the maintenance department over the course of the summer.



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6. STANDING/AD HOC COMMITTEE REPORTS

- a. Architectural Committee: Georganne Rodgers-Garn presented.
- 37 requests year to date; 11 requests this month. Requests run the gamut of construction/paint/landscaping and are all under consideration.
- b. Compliance: Georganne Rodgers-Garn reported.
- We've had two parking issues that have been resolved.
 - We have one tenant issue (children residing in the home) which will result in eviction if not resolved by the end of this week.
 - We had a neighbor helps neighbor day last Saturday to assist a frail homeowner to bring her yard into compliance. There were eight awesome volunteers who assisted in removing weeds and hauling away debris: Tony Gleadhill, Ken Benz, Ron and Viola Zyracki, Jim Riechers, Terry O'Malley, Jeannie Zachman and Laura Seneshen. Many, many thanks!!
- c. GVC & Insurance: Georganne Rodgers-Garn reported.
- Chuck Huckleberry from Pima County made a presentation to GVC regarding some items of interest, including
 - The Roads to Recovery: Facts about Transportation Funding and Spending
 - Pima County Economic Development Plan: 2015-2017
 - Pima County Challenge to State of Arizona regarding new requirement to pay additional state aid to education previously paid by state for past 35 years.
 - The above documents are all available at the GVC website www.gvcouncil.org.
- d. Common Area Landscaping: Vaino Hoffren reported.
- Weeds: Post-emergent spraying occurred approximately 6 weeks ago with good results. We may do another round of post-emergent spraying in May if needed; otherwise we will do it again in July so that we can get back in the right pre- and post-emergent weed control cycle. By year end, we should be on top of weeds again.
 - Landscaping: Bert's crew works the 1st and 3rd Wednesdays of each month in the common areas throughout the development. In addition, they respond to a specific list provided by Vaino that relates to homeowner concerns.
 - Vaino recognized Ken Benz for his leadership of the Thursday Morning Work Crew for many years. Their work keeps the landscaping immediately around the Rec Center looking good on a regular basis. Volunteers are always welcome.
- e. Rec Center Maintenance:
- In the absence of Bob Van Atta, there was no Rec Center maintenance report today.



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7. OLD BUSINESS

- a. Tennis/Picklecourt Update: The bulletin board has regularly posted updates. Temporary road installation through the common area off Via Alamos will occur tomorrow. This will allow access for cement trucks the following week (up to 12/day). Minimal vegetation will be removed to accommodate this temporary access which will be allowed to return to desert after the project is completed. Next Tuesday the contractor will begin preparatory work for the concrete pour. The following week, for two days beginning at 4am, they will pour concrete. Then concrete will have to cure for 30 days (courts will be completely closed). After curing, the playing surface will be installed and striping of the courts will occur. June 18th—projected completion date.
- b. Tyrer update: Motion was being filed to allow us to go into the curtilage area to clean up. Last information from our attorney was that he hopes the court process will be completed by mid-June.

8. NEW BUSINESS

- a. There was no new business today.

9. ANNOUNCEMENTS

- a. Next Board Planning Meeting Date & Time: Wednesday, October 19, 2016 at 1 pm.
- b. Next Board Meeting Date and Time: Wednesday, October 26, 2016, at 1 pm.

A motion was made and seconded to adjourn at 1:32 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Deborah Hiedeman