



400 W. San Ignacio  
Green Valley, AZ 85614

**ANNUAL MEMBERS MEETING  
Monday, January 18, 2016, 6:30 p.m.  
RECREATION CENTER, LOUNGE I**

- 1. The meeting was called to order by President Tom Fahey at 6:30 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by forty-one (41) members/homeowners and five (5) Board Members.

| Board Member              | Present | Absent |
|---------------------------|---------|--------|
| Tom Fahey (President)     | X       |        |
| Brad Richards (Treasurer) | X       |        |
| Deb Hiedeman (Secretary)  | X       |        |
| Al Bryant                 | X       |        |
| Georganne Rodgers-Garn    |         | X      |
| Bob Van Atta              | X       |        |

Proof of Notice of Meeting was posted for more than 30 days prior to the meeting on the Bulletin Board, was published in The Village Voices and The Clipboard, and appeared on The Villages website. Notice was also provided with balloting materials more than 30 days prior to the meeting.

- 2. 2015 ANNUAL MEETING MINUTES:

[The 2015 Annual Meeting Minutes are posted on The Villages website and are available in the Office for anyone who requests a copy. Please call in advance to allow time for copies to be made.]

The 2015 minutes were read aloud.

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

- 3. OFFICERS’ REPORTS

- a. President’s Report:

Tom Fahey acknowledged the contributions of his fellow Board Members over the past year and asked them to report the accomplishments in each of their areas.

He then addressed the larger issue of the condition of our roads. As we all know, the recent Pima County Bond Measures did not pass, which means that Pima County still has little or no money to fix our roads. We were told in a presentation by the Pima County Supervisor, Ray Carroll, that if we report potholes they will be promptly addressed, which appears to be true to date. The County

has been in the neighborhood with large equipment making much needed repairs.

b. Treasurer's Report:

Treasurer Brad Richards presented the 2015 financial report. Copies of the Balance Sheet and the Profit & Loss Statement were provided to attendees. Brad Richards reviewed highlights from each document.

Balances as of December 31, 2015 were:

|   | As of | Dec. 31, 2015 |
|---|-------|---------------|
| Checking Account                            |       | \$46,877      |
| Money Market Reserve Account                |       | \$74,061      |
| Replacement Reserve Account                 |       | \$123,331     |
| Total Cash Assets                           |       | \$244,320     |
| Fixed Assets                                |       | \$28,424      |
| Total Assets                                |       | \$272,695     |
| Total Liabilities                           |       | \$1,935       |
| 2015 Net Income                             |       | \$42,711      |
| Account Receivable Balance (inc. late fees) |       | \$50          |

The checking account balance has been transferred to the Replacement Reserve account as is our usual practice. Currently there is one (1) out of 475 accounts past due. There are actions in the works that will hopefully resolve this account before the end of this year.

There was no increase to our budget for the upcoming year and Brad anticipates that we may be able to maintain that posture for several years, if there are no surprises with inflation.

There is a budgeted line item in the 2016 budget and we anticipate completion of renovation of the tennis/pickleball courts which is the last large Rec Center project. The Artists' Alcove renovation was completed in 2015, and ADA compliant grab bars were installed in the restrooms.

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

4. COMMITTEE REPORTS

a. Maintenance: Bob Van Atta reported.

The main things accomplished this past year included:

- A physical update to the Ladies Restroom
- Updates to the Spa filtering system
- Re-braced the railing along the entrance sidewalks
- Improved the heating and air conditioning controls in a variety of locations throughout the Rec Center.

As Brad noted, the major maintenance project planned for 2016 is the tennis/pickleball court renovation.

- b. Compliance: Tom Fahey reported for Georganne Rodgers-Garn
  - There are ongoing issues with weeds and lampposts. We are renewing the efforts made early last year of sending notifications to individuals and encourage you to remind neighbors to keep their lampposts lit.
  - A second issue is with RV street parking. Pima County does not allow camping on any of their streets and our CC&Rs have very specific rules about RV parking. We have recently tried putting a note on offending vehicles giving the homeowner 72 hours to remove the vehicle before calling the Sheriff's Department.
  - We would appreciate the cooperation of all homeowners with these issues.
- c. Architectural Committee: Tom Fahey reported for Georganne Rodgers-Garn
  - There were 83 requests in 2015 from 17% of our homeowners. None were denied. A big thank you was extended to all the individuals who assist with this committee.
  - Common Areas Landscaping/Paving: Al Bryant reported.
  - The ClipBoard has reported on a monthly basis all of the landscaping work that has been accomplished over the course of the year. Al thanked everyone for their support during his four years on the Board.
- d. Security Committee: Tom Fahey reported.
  - We currently have no Security coordinator and the Security Team has gotten quite small. Tom announced that he would appreciate someone stepping up to help our HOA out with this task.

## 5. ELECTION OF BOARD MEMBERS

Deb Hiedeman described the Election process and acknowledged the volunteer positions that are required to accomplish the task. She specifically acknowledged the contributions of the following individuals who participated on the 2016 Election Committee: Tony Gleadhill (Chairperson), Winnie Auriemmo, Ken and Karen Benz, Delta Ferris, Nick and Linda Lombardo, Bruce Roberts, and Clint and Ginny Swartz.

260 homeowners voted out of 473 eligible to vote (55%).

Bob Van Atta received a total of 328 votes

Linda Christiansen received a total of 257 votes

Georganne Rodgers-Garn received a total of 319 votes

Diane Hubbell received a total of 98 write-in votes

Vaino Hoffren received a total of 97 write-in votes

Arvid Weaver received a total of 7 write-in votes

Linda Johnson received a total of 3 write-in votes

Rose Johnson received a total of 2 write-in votes  
Glynn Condit received 1 write-in vote  
Bruce Roberts received 1 write-in vote

President Tom Fahey welcomed Bob Van Atta, Georganne Rodgers-Garn, and Linda Christiansen to the Board of Directors. In addition, two of the write-in candidates will be seated after vetting by the Nominating Committee and Board.

President Tom Fahey thanked Brad Richards for his contributions during his tenure as Treasurer—he's leaving us in very good shape and we really appreciate his efforts. He also thanked Al Bryant for his Rec Center, landscaping and paving work during his years on the Board. Our HOA is looking much better, in large measure due to his efforts.

#### 6. UNFINISHED BUSINESS (from 2015 Annual Meeting)

There were no unresolved issues from the 2015 Annual Meeting.

#### NEW BUSINESS – MEMBER OPEN FORUM

Ground rules: three (3) minute limit with a timer, state your name/address for the record, please be objective, concise and respectful.

- Tony Gleadhill (711 W. Rio San Pedro) requested an update on the Tyrer legal status. Tom Fahey responded that we had hoped for a more current update from our attorney who has not returned our call. There was a hearing in Superior Court this fall where Brad testified on behalf of the Association and the judge gave a verbal authorization to clean the property up. However the occupant has filed some papers which will now require us to get the occupant totally removed from the suit in order to finalize the verbal order from the judge.
- Lynne Gleadhill (711 W. Rio San Pedro) noted that there was no notice on the street monument “shingle” of our Annual Meeting and recommends that we be more attentive to use of the shingle. In addition, she noted that alley weeds are the responsibility of the homeowner. Brad pointed out that the County has a memorandum that requires homeowners to be responsible for cleaning weeds from that portion of the alley that is immediately adjacent to their property.
- Brad Richards thanked Tony Gleadhill for his assistance with the new monument sign that also allows us to advertise events at the Rec Center. Obviously, we're still getting into the new habit of using the shingle to announce events. There are two permanent signs (one for Board Meetings and one for potlucks) and one dry erase sign for special events.
- Clint Swartz (650 W. Rio San Pedro) invited everyone there will be a Super Bowl Party here in Lounge 1 on Sunday, Feb. 7<sup>th</sup>. Bring your own food and drink.

- David Gonzalez (756 W. Rio San Pedro) expressed concern about the sealing of his driveway. We have received notice regarding this and AI will ensure that it is addressed.
- Lynne Gleadhill (711 W. Rio San Pedro) thanked the existing Board for their hard work this past year and in particular acknowledged the outgoing board members, Brad Richards and AI Bryant.

## 8. ADJOURNMENT

- a. Board Meeting next week to identify Officers for the upcoming Board.
- b. Next Board Meeting Dates and Times:
  1. Planning Meeting – Wednesday, February 17, 2016 at 1p.m.
  2. Board Meeting - Wednesday, February 24, 2016 at 1p.m. in Lounge 1.
- c. Villager of the Year nominations are invited. Anyone interested in serving on the selection committee should let Tom know. Nominations may be submitted to the office.
- d. The next Annual Meeting will occur Monday, January 16, 2017 at 6:30 p.m.

***A motion was made and seconded to adjourn at 7:21 p.m. The Board vote indicated unanimous acceptance.***

Respectfully submitted,

Deborah Hiedeman

Attachments:

Balance Sheet as of 12/31/15  
Profit & Loss Statement Jan-Dec 2015