



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, February 28, 2018, 1:00 p.m.
Recreation Center, Lounge I

1. The meeting was called to order by President Georganeat 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 7 members/homeowners and six (6) Board Members

Board Member	Present	Absent
Georganne Rodgers-Garn (President)	X	
Deb Kenyon (Vice President)	X	
Jack Bourquin (Secretary)	X	
Brad Richards (Treasurer)	X	
Jim Riechers		X
Bruce Garnett	X	
Chris Christensen	X	

2. OPEN FORUM

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

Clint Swartz, 431 W. San Ignacio, registered a complaint about Republic Services. Discussion covered poor pickup service of trash when scheduled and fees being charged for containers. Republic is now charging to pick up containers when service with them is discontinued. Waste Management, Amado Trash and Titan Waste companies were also discussed.

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.]

There were no minutes read. The Annual Member meeting was the last meeting and those minutes will be read at the next Annual Member meeting in January, 2019.

4. TREASURER'S REPORT

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

Brad Richards reported:

Balances:

	As of	January, 31, 2018
Checking Account		\$231,780
Money Market Reserve Account		\$74,149
Replacement Reserve Account		\$128,684



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Total Cash Assets	\$434,613
Fixed Assets	\$20,859
Total Assets	\$455,472
Total Liabilities	\$1,130

Past due accounts: As of 2/28/18, there are 16 total accounts showing up past due. Seven (7) of these are on payment plans, two (2) we have no contact numbers for and can't find them, one (1) is a newer owner who doesn't realize or remember they are in an HOA and one (1) is an empty lot assessment. Late fees have been assessed. These will go to Collections in mid-March. Additional collection fees will then be added and liens recorded on the property.

Villager of the Year nominations are being asked for, so far only 1 has been submitted. March 15th is the deadline. Results will be announced at the April 25th Board meeting.

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

5. PRESIDENT'S REPORT

- President Georganne Rodgers-Garn reported.
 - Breakfast in a Bag event had 57 attendees. Pat Bourquin and MaryEllen McElDowney organized this and are now looking at having a St. Patrick's Day party on March 17th. Discussion: What to do with proceeds from the Breakfast in a bag. Receipts were kept, after Pat & MaryEllen were paid back from what they spent on supplies, there is about \$30.00. This will be used for the St. Patrick's Day party. They asked for suggestions on what kind of activities people might want, but none have been offered so far. There was a suggestion about possibly reactivating the "Activities Group". Tony Gleadhill strongly urged the Board to get a handle on whatever monies come from these so there are no arguments or suspicions that the monies are not being handled or used properly by the HOA as it could cause problems. At this time these events are being set up as private parties by Pat & MaryEllen.
 - Complaint about the Trails usage. A Homeowner complained about people walking behind her house. She feels she has lost her privacy. She is demanding to know who gave the ok or permission for the trails to be used. Georganne responded that the Homeowner actually gave the ok when she voted for the Board of Directors. The Boards' job is to use the HOA resources in all of our best interests. The trails are a resource that have gone unused and so were developed last year. They are working very well. The board asks that everyone walking on the trails be respectful and not "peek" into other people's backyards or open windows. It was pointed out that the common areas are for everyone in the Villages – per the CC&R's.
- Vice President Deb Kenyon reported.



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- GVC – the next ConoaPark Forum will be on March 8th at Las Companas. An update on the proposed park – GVR is no longer involved in these talks with Pima County.
- Hospital – Chapter 11 was approved. Sale to lateral investors was approved. Wound Care Center & a Chronic Dialysis Center are in process of being built there. Up to 18 beds will be designated as “swing beds” which can be used as rehabilitation beds. Staffing is still their biggest problem.
- Retire Arizona website is now up & running. This is sponsored by the GVR Foundation- NOT GVR. The website audiences are retirees & potential senior vacationers living outside of Arizona. They are working on a Realtor component. There are HOA connections, so far there are about 20 HOA’s and/or businesses that have tagged onto this website. You can put on pictures & up to 200 words to describe what your HOA has to offer. What we will look for is an aerial shot of our fabulous Rec Center. This can go onto the website with a little “blurb” highlighting the fact that we are an HOA with a PRIVATE pool, PRIVATE courts, PRIVATE lounges and basically saying you do not need to be part of GVR in order to use them. This would be an enhancement for home sales in our neighborhood and it doesn’t cost us anything. It would be great advertisement for us.

6. STANDING/AD HOC COMMITTEE REPORTS

a. Architectural Committee: Bruce Garnett reported.

- Tony Gleadhill is the new Chair Person overseeing the Architectural Committee. Tony reported about 1 request to build a second garage onto a house on Via Pitic. This request will be reviewed by the Board in an Executive Session.
- There are two Homeowners who will be installing pavers besides their existing driveways to provide extra parking so they will no longer be parking on gravel.

b. Compliance: Bruce Garnett reported.

- Various issues are being handled at this time. One of which involves underage couple with small children living in a rental house that was rented by her father who actually lives up on Via Rosaldo. House is now up for sale and we were told by the owner that they will be out by the end of March.

c. Common Area Landscaping: Jim Riechers was absent.

- There is no report at this time.

e. Rec Center Maintenance: Chris Christensen reported.

- Pima County Pool inspection turned up two issues. One is the back gate needs to open outward, not inward. We have 1 month to fix but we have a Contractor already scheduled. The gate will be turned around & reinstalled. The only Contractor who would give a bid was T&R Ironworks. Bid was \$1,850. MMA was unanimous.



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- Second issue is the gas meter can give access over the wall to gain access to the pool. We have 1 year to fix. A small section of new fence will be put up across the opening, blocking access to the meter.
- Projects in the works:
 - Pour a concrete pad & build a small building behind the pump house to make it easier & safer to move & store pool chemicals.
 - Pour a pad by the THWC shed for easier use & moving of the THWC equip.
 - Structural issues on the Ramada & front entrance areas – dry rot and/or termite damage on the beams. Pressure treated wood is cheaper than steel beams and will be used.
 - HVAC unit installed for the Artist Alcove, Kitchen & both shower rooms is working better now. Temperatures in all are more equal. Monitoring continues.
 - A new overhead light was installed in the pump room. This makes it much easier to see at night when something happens.

f. Paving: Jack Bourquin reported.

- He will meet with Vaino Hoffren and Paving Contractor later in March.

7. Brad Richards reported that someone is needed to take over the Potholes (not paving). Since Dr. Jerry Foigelman passed away, nothing has been done.

8. OLD BUSINESS

- a. Security Cameras – Brad Richards reported that along with Ken Benz, Clint Swartz & Nick Lombardo, the cameras will be installed, hopefully, by the end of March.
- b. Roads – Tony Gleadhill reported that since Pima County did a re-vote where Green Valley is going to receive \$600,000 for the roads, there has been no visible movement on road repairs being started. It is unknown where this project stands.

9. ANNOUNCEMENTS

- a. Next Board Planning Meeting Date& Time: Wednesday, March 21, 2018, at 1 pm
- b. Next Board Meeting Date and Time: Wednesday, March 28, 2018, at 1 pm.

A motion was made and seconded to adjourn at 2:10 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Jack Bourquin



typed by MaryAnn Jackson

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