



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, April 25, 2018, 1:00 p.m.
Recreation Center, Lounge I

1. The meeting was called to order by President Georganne at 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 13 members/homeowners and seven (7) Board Members

Board Member	Present	Absent
Georganne Rodgers-Garn (President)	X	
Deb Kenyon (Vice President)	X	
Jack Bourquin (Secretary, Paving & Compl)	X	
Brad Richards (Treasurer)	X	
Jim Riechers (Landscaping)	X	
Bruce Garnett (Compliance)	X	
Chris Christensen (Rec Center Maint)	X	

2. OPEN FORUM

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

No one utilized the Open Forum.

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.]

Minutes for November, 2017 were read by MaryAnn Jackson.

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

March Minutes were read by MaryAnn Jackson.

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 him through the Office.]

Brad Richards reported:

Balances:

As of	March 31, 2018
Checking Account	\$168,815
Money Market Reserve Account	\$74,155
Replacement Reserve Account	\$182,453
Total Cash Assets	\$425,472
Fixed Assets	\$20,859
Total Assets	\$446,332
Total Liabilities	\$2,076

Past due accounts: There are 4 total accounts showing past due. 3 of these are on payment plans and paying, one (1) is an empty lot assessment.

Villager of the Year: 2 nominations were received with the results being equal number of nominations for each. The committee was unanimous in issuing the VOY award to both as Co-Winners. Linda Christensen and Vaino Hoffren are the VOY’s for 2017.

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

4. PRESIDENT’S REPORT

- President Georganne Rodgers-Garn reported.
 - The better defined Parking Rules were accepted with a unanimous vote from the Board on 4-25-18.
 - The Homeowner who has requested a Bocce Ball court will be getting Contractors lined up to come check the areas for possible locations. He has been advised to get the information/bids in before November, 2018, so it can be discussed and possibly put on the 2019 Budget.
 - Solar panels to help reduce the Rec Center electric bill are being researched. Currently the cost of electricity to the Rec Center runs about \$9500/year.
 - Replacing or enhancing the landscaping in some parts of our Common Areas that have deteriorated.
 - Per our Attorney, the CC&R’s can be modified at any time. To get them approved, it will take approximately 162 votes (out of 480 total Lot Owners). (480 divided by half plus 1; then 2/3rds of that)



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- Vice President Deb Kenyon reported:
 - A new County Park is coming. It will be a low maintenance park, with no irrigation planned, at the former Conoa Hills Golf Course.
 - Per GVC, Steve Christy spoke before the Senate regarding Bill 1147. The ½ cent Sale's tax monies will stay with the RTA and could only be used for road repairs in Pima Count. This new bill will NOT require a unanimous vote by the Board of Supervisors, only a majority vote. Food, medical and housing would not be taxed by this, so the poor would not be unduly hit and the snowbirds would pay their fair share for the time they are here.
 - Misinformation has been put out in reference to the Sewer Line Warranty Insurances. Don Weaver is going to a conference where multiple insurance companies will be there so he will get more information on who and what is covered or not covered. i.e. shared sewer lines cannot be covered, etc.
 - HURF monies have been released to the County. District 4 (Green Valley is part of this District) will be getting an additional ¾ of a million in addition to the monies already allocated for road repairs. 3 additional roads to be milled & filled, not just patched: Camino Casa Verde, Encanto Del Sol & La Canada south of Continental

6. STANDING/AD HOC COMMITTEE REPORTS

- a. Architectural Committee: Bruce Garnett turned reporting over to Tony Gleadhill who is the Chairperson of the Committee.
 - There has been 44 year to date (for 2018) Arch Requests submitted. 37 were pre-approved, 1 revoked and 6 waiting for pre-approval.
- b. Compliance & Paving: Jack Bourquin reported:
 - There were 7 violations – 5 are closed, 2 are both about 90% done
 - Pot Holes that were reported are now all fixed & filled.
 - Will be meeting with Bill Wilson in August about setting up for sealing the Cul de Sacs
- c. Common Area Landscaping: Jim Riechers reported.
 - Thanked the THWC for all the hours of cleanup they did around the Rec Center.
 - Bert Nido, our Landscaping contractor, is keeping up with the incoming requests and working on the rock banks & drainage issues.
 - He is looking to replanting some shade trees in Common Areas that are now bare. These would add shade to the walking paths and enhance our overall appearance.



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d. Rec Center Maintenance: Chris Christensen reported.

- Back gate: reversing the gate (it was switched from an in swinging gate to an out swinging gate which puts it into County Compliance) went well but the reader still isn't working at 100%. Will be looking into possibly getting a new vendor since TYCO, who installed the system, is not returning calls.
- Bids for a gate in front of the Gas Meter: Could only get one vendor to give a bid. The Vendor is T&R Ironworks. Their bid is \$730 for gate alone or \$750 for gate with lock.

A motion was made to accept the Bid from T&R Ironworks. \$750 + Sales Tax. The Board vote indicated unanimous acceptance.

- New floor mats are on order for the Ladies Shower room. These mats will provide easier cleaning & maintenance.
- Poolside Lift Chair will be installed Thursday, April 26th, between 9 & 11 am.
- Bids for replacing beam at front entrance:
\$1200 by Woodward Construction
\$1301 by Acra Construction

A motion was made to accept the Bid from Woodward Construction. \$1300 + Sales Tax. The Board vote indicated unanimous acceptance.

- Pool will have to be drained to remove "solids" that are built up in the water. Down time will be approximately 4 to 6 days. This must be done at least every 2 years to keep the levels in the water acceptable. Draining completely is the only manner in which to accomplish this.
- A 2 sided sign will be made announcing "POOL CLOSED" for future use and will hang street side.

** Brad asked for volunteers to help with measuring the Townhouse lots. Tony Gleadhill volunteered to help as he did a similar project years ago.**

** Tony Gleadhill and Deb Hiedeman are updating the CC&R Handbook. When finished, it will be reprinted for the Office to use for mailings to new Homeowners.

** Tony Gleadhill would like to do the 2nd part of our Website upgrade in the fall. This will allow several things to be done over the Internet, i.e. voting, paying dues, etc.

8. OLD BUSINESS

- a. Security Cameras – Brad thanked Ken Benz and his "Motley Crew" for all the work on installing the cameras. They are installed and working well.

9. ANNOUNCEMENTS



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- a. Next Board Planning Meeting Date & Time: Wednesday, October 24, 2018, at 1 pm
- b. Next Board Meeting Date and Time: Wednesday October 31, 2018, at 1 pm.

A motion was made and seconded to adjourn at 1:52 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Jack Bourquin

typed by MaryAnn Jackson