



**MEETING MINUTES**  
**BOARD OF DIRECTORS**  
**Wednesday, October 31, 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 17members/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 September, 2018were read by MaryAnn Jackson.

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

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	September, 2018
Checking Account	\$95,216
Money Market Reserve Account	\$74,174
Replacement Reserve Account	\$182,498
Total Cash Assets	\$351,938
Fixed Assets	\$26,504
Total Assets	\$378,443
Total Liabilities	\$1,447



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Past due accounts: All are now paid except for one (1) which is an empty lot assessment.

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

Brad reminded everyone present that January 21<sup>st</sup>, 2019, will be the Annual Member Meeting. He reported that there are 3 Board positions open. We've had 2 resumes turned in and 1 other Resident who is interested. Resumes need to be in by November 8<sup>th</sup>. He also reported that the Villager of the Year committee is ready to review any entries. If you know of anyone please put their names and information into a sealed envelope and get them into the office.

Brad discussed the Budget for 2019: We are seeing approximately a 3% inflation. Dues will be increased \$10.00 for 2019, bringing the dues to \$465.00. This doesn't cover the inflation rate but since we're still doing good, we don't want a larger increase at this time.

2019 Expected Income:	\$228,000
Expected Expenses:	\$225,000
Net Income for 2019:	\$2700

If anyone would like to discuss the budget further, please contact Brad in the office.

***A motion was made and seconded to accept the 2019 Budget. The Board vote indicated unanimous acceptance.***

#### 4. PRESIDENT'S REPORT

- President Georganne Rodgers-Garn reported.  
Still looking into installing Solar to help with our Electric costs.  
Worker's Compensation coverage was explained. Vendors have to provide proof of Insurance, which must include Worker's Compensation, or they must sign a waiver that states they are not employees of the Villages.
- Vice President Deb Kenyon reported:
  - The Regional Hospital is moving ahead under the guidance of a new CEO. They are expanding in some areas.
  - The Green Valley Directory will be going away. People are going more and more to electronic means of looking up information. They are looking into putting out a Quarterly newsletter.
  - The McMoran Mine Dust Hotline is still active. Contact them at 520-393-4426.
  - New Pickleball Court Usage Rules have been finalized. They will be printed up and posted on the entrance gate to the courts. These are private courts. The hours they are available are 7am to 7pm. There are no evening lights to light the courts.

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

- a. Architectural Committee: Bruce Garnett – In September there were 3 submitted, 2 were



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approved and 1 was cancelled by Homeowner. In October there were 10 submitted. 8 were approved and 2 are pending.

b. Compliance & Paving: Jack Bourquin reported:

- There were 14 violations – all are closed except 1. We’ve been in touch with owner.
- Has been unable to make contact with Bill Wilson, the paver. Several calls have been made but he hasn’t returned them. He will have until Friday to call back, then he will talk further with 2 other companies he’s been in contact with.

c. Common Area Landscaping: Jim Riechers reported.

- With the storms this summer, the rain and wind, Bert has been very busy cleaning up.
- Bushes that were bought have been planted in areas where there has been some erosion.
- Alleys – Looking at different options to at least clean up the alley ends where they spill across roads.

d. Rec Center Maintenance: Chris Christensen reported.

- Trim on the Rec Center will be painted “Cypress Grove” from our color chart book.
- During prep work, 3 beams were found to have rot and will need to be replaced.
- Painting will be done on the sidewalks and deck after minor repairs are done first.
- Pool and Spa are both doing good at this time.
- At least 6 new lounges will be purchased after January, 2019. They are factored in
- the 2019 Budget.

No Additional Old Business

No Additional New Business

9. ANNOUNCEMENTS

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

***A motion was made and seconded to adjourn at 1:49 p.m. The Board vote indicated unanimous acceptance.***

Respectfully submitted,

Jack Bourquin

typed by MaryAnn Jackson