



Annual Meeting Minutes
BOARD OF DIRECTORS
Wednesday, January 19, 2022, 1:00 p.m.

1. The meeting was called to order by President Jim Riechers at 1:00 p.m. The Pledge of Allegiance followed, and a quorum was established. The Board Meeting was attended by Forty-one Homeowners and seven Board Members.

Board Member	Present	Absent
Jim Riechers (President)	X	
Brad Richards (Vice President)	X	
Judy Squires (Secretary & Architectural)	X	
Lynn Ehmann (Treasurer)	X	
Nick Vugrinec (Rec Center Maintenance)	X	
Gary Kidd (Paving)	X	
Deb Kenyon (Member at Large)	X	

2. OFFICERS REPORTS

A. 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.]

Judy Squires referred the group to the HOA website where the minutes are posted. Please call Judy or the office with any questions.

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

B. TREASURER’S REPORT

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

Lynn Ehman reported:



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Balances:	As of 12/31/2021
Checking Account	\$83,204.20
Money Market Reserve Account 0725	\$58,369.91
Replacement Reserve Account 0717	\$102,951.15
Chase Bank Capital Reserve	\$205,563.50
Petty Cash	\$75.00
Total Cash Assets	\$450,163.76
Fixed Assets Cost	\$50,762.01
Accumulated Depreciation	\$34,645.33
Net Assets	\$13,116.68
Total Liabilities (Payroll Taxes)	\$62.43

Past due accounts: \$3,128.36.

2021 Expenses Breakdown

Total amount	\$247,006.6
Admin	55,280.02
Common Area	32,222.97
Recreation Center	86,072.02
Payroll	61,887.67
Professional Services	6,277.00
Total Tax	123.10
Net Income	5,577.14

The Financial Statement is posted on the bulletin board.

Lynn thanked, Jim Riechers, Deb Kenyon, and Gary Kidd for their work while on the Board.

Motion made and seconded to approve the report. The Board vote indicated unanimous acceptance.

C. VICE PRESIDENT’S REPORT: Brad Richards

- The lawsuit against our HOA has been settled. Our HOA paid \$500.00, and the insurance company covered the rest.
- Brad gave a brief description of the GVC. Deb Kenyon is currently the GVC President



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D. PRESIDENT's REPORT Jim Riechers:

- Jim asked the next Board members to consider getting more people involved with the Compliance and Landscaping Committees.
- This past year has been rewarding as we are recovering from the mandate to close our facility. We are open and many activities have resumed. Thanks to all of you who provide leadership for those activities. Also, Thanks to the current Board of Directors who have worked well together helped make my presidency easier and rewarding.

3. COMMITTEE REPORTS

A. Architectural Committee: Judy Squires

- Tony Gleadhill gave a summary for the Architect Committee for 2021. See Attached report.
- Judy added that Dale Davidson had requested signs be allowed to be posted throughout the community with more information regarding the monthly potlucks. She was referred to the CC&R's Section 3.04, which states signs must be approved by the Architect Committee. Jim Riechers added that some Homeowners have put up signs in their yards without approval from the Architect Committee. This is now a compliance issue and will be looked at by the new Compliance Committee.

B. Landscaping: Jim Riechers:

- Bert, our hired landscaper will be working in the common areas the first, third and last Wednesday of each month.
- More volunteers are needed for the Thursday work crew. The more work that done by the work crew will save money from the budget.
- Ken Benz reported that the volunteer workers worked 246 hours for 2021 which saves our HOA a lot of money by not having to hire out the work.

C. Recreation Center: Nick Vugrinec

- Bruce Roberts retired from the Maintenance Crew last summer after 6 plus years. He does volunteer for the Thursday work crew.
- Work will start on the roof over the bathrooms this month
- A new water fountain has been installed.
- An automatic door opener was installed in Lounge 1
- Someone continues to leave the Pool side shower on at night. We will continue to look for a solution to this problem

D. Compliance Committee: Jim Riechers:

- Many letters have been sent out this past year for residents that are not in compliance.



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- We have not had a full time Compliance Officer the last couple of years. This year we will have more people looking at compliance issues.

E. Paving: Gary Kidd reported:

- Gary explained the paving strategy. The workmanship did not meet expectations last summer. This is under warranty and is being addressed.
- In 2022 cul-de-sac's 7-13 and the west parking lot will be paved.

4. ELECTION:

We had five Homeowners running for four vacancies. The top four Homeowners and votes received were: Timothy Bunch 221, Phil Clifton 216, Nancy Lambert 203, and Pam Reinhardt 172.

Our Bylaws state we must have one Townhome owner on the Board for every two Single Family Homeowners. This year we only have one Townhome and six Single Family Homeowners. Judy Squires will stay on the Board temporarily while we look for two other Townhome owners. This will expand the Board to nine members.

5. OLD BUSINESS:

Tony Gleadhill discussed the proposed Solar System for the Recreation Center. See Attachment. A survey will be sent out to get feedback from our Homeowners.

6. NEW BUSINESS/OPEN FORUM:

Jim Riechers read a letter submitted by a Homeowner requesting more money for Landscaping.

7. ANNOUNCEMENTS

1. Next Board Planning Meeting Date & Time: February 16, 2022, at 1:00 pm in the Artist Alcove.
2. Next Board Meeting: February 23, 2022, at 1:00 pm in Lounge 1.

A motion was made and seconded to adjourn at 1:55. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Judy Squires, Secretary



January 20, 2022

**ADDENDUM TO JANUARY 2022 MINUTES
OUTLINING THE NEW BOARD OF DIRECTORS
NAMES AND POSITIONS**

(OFFICERS)

PRESIDENT: PHIL CLIFTON new for 2022

VICE PRESIDENT: BRAD RICHARDS

TREASURER: LYNN EHMANN

SECRETARY: PAM REINHARDT new for 2022

(DIRECTORS)

LANDSCAPING: TIM BUNCH new for 2022

**REC CENTER
MAINTENANCE: NICK VUGRINEC**

COMPLIANCE: NANCY LAMBERT new for 2022

A handwritten signature in cursive script that reads 'Judy Squires'.

**400 W. San Ignacio
Green Valley, AZ 85614**

**Phone: 520-625-9851
Email: vgvazhoa@gmail.com
Website: villagesofgreenvalley.org**

Solar Array Project Status for 2022 Annual Meeting

Project Description:

Build a 40 kw elevated solar array at the north end of the Rec Center (front) parking lot.

Array sized to provide the bulk of the electricity consumed by the Rec Center complex.

Elevated structure would provide shaded parking for 8-10 vehicles.

Pros and Cons:

Pros: Reduction in the Villages annual energy cost (typically \$5400 per year)

Excess electricity not used by the Rec Center is 'banked' fbo the Villages

More effective use of Villages Replacement Reserve \$\$ (bank interest @ .5% vs solar rate of return @ 3.3%)

Electricity produced by the Solar Array is green energy

Elevated structure would provide shaded parking for 8-10 vehicles

Reduction in the Villages carbon footprint (CO2, largest contributor to Climate Change)

An opportunity for the Villages to be an HOA leader in Green Valley

Cons: Long payback (up to 20 years). Villages is a non profit 501c4 corporation and therefore cannot take advantage of Federal and State tax credits (\$38k).

Present status:

Have four proposals/estimates in hand. Note: Proposals are more than 30 days old and should be re-evaluated. Materials cost (particularly steel and cement) vary month to month. System cost may be 10-25% higher today.

Financing Options:

Use replacement reserves. Currently at the end of 2021 is \$365k.

One time Special Assessment of \$238 per property owner (based upon lowest bid)

Two year Special Assessment of \$119 per year per homeowner.

Mix of Replacement Reserve \$\$ and special assessment.

NOTE: Special Assessment would require a 2/3 majority vote of all property owners.

Next Steps:

Survey homeowners.

Board to investigate and debate finance options.

Adopt the Long View. Change a mindset that believes in 'cash in the bank for a rainy day' to a new mindset that sees the Association as a business which goes on even though we do not.

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2022 Villages HOA Annual Meeting Jan 19 2022

Architectural Committee Report for 2021:

ARC Requests (total): 83

Denied: 1

Cancelled by Requestor/Expired: 3

Referred to the Board: 0

Complete in 2020: 48 (58 % of total)

Historical # of Requests: 83 (2015); 74 (2016); 70 (2017); 81 (2018);
73 (2019); 67(2020); 83 (2021)

Accomplishments: Expanded the paint palette; added 7 new colors;
19 Body colors, 24 Trim colors

Architectural Committee Members (as of 12/31/21)

Debra Denison, (full time) 520-833-8452

Judy Squires, (full time) 520-591-7593

Joyce Greenlee, (full time) 520-349-2262

Tony Gleadhill, (full time) 520-399-3110

Alternates: Gary Bunce, Barbara Hanson (seasonal)

In Memorium: Al Bryant

atg, jan 19, 2022

VILLAGES OF GREEN VALLEY HOA, INC.
BOARD OF DIRECTORS MEETING

DATE: 1-19-2022

Annual
MEMBER ATTENDANCE LIST

NAME	PROPERTY ADDRESS
<u>Linda Hanson</u>	<u>412 W San Ignacio</u>
<u>Ken Benz</u>	<u>7492 Rio MOCTEZUMA</u>
<u>Pam Reinhardt</u>	<u>1268 N Via Alamos</u>
<u>W. BRANCOPUTZ</u>	<u>480 W. S.I</u>
<u>Garry Papenfuss</u>	<u>1260 N. VIA ALAMOS</u>
<u>Rich + Cindy Frethemy</u>	<u>461 W. San Ignacio</u>
<u>JAN LUMSDEN</u>	<u>732 W Rio San Pedro</u>
<u>Paul Lambert</u>	<u>1400 W Rio Santa Cruz</u>
<u>Nancy Lambert</u>	<u>1400 W Rio Santa Cruz</u>
<u>Phil Clifton</u>	<u>914 W. Rio San Pedro</u>
<u>Linda Clifton</u>	<u>741 W. Rio San Pedro</u>
<u>Rodrigue Weidmann</u>	<u>720 W Rio San Pedro</u>
<u>Jim & Kim</u>	<u>716 W Rio San Pedro</u>
<u>Dayle Davidson</u>	<u>1590 N. Rio Mayo</u>

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BOARD OF DIRECTORS MEETING

DATE: ~~1/19/2022~~ 1/19/2022

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NAME	PROPERTY ADDRESS
<u>Mary Ann Jackson</u>	<u>468 W. Rio ALTAR</u>
<u>Dale + Charlotte Jensen</u>	<u>617 W Rio Moctezuma</u>
<u>George + Nyla Stoller</u>	<u>673 W Rio Moctezuma</u>
<u>Penny M + George R</u>	<u>1555 N. Rio MAYO</u>
<u>CLINT + GINNY SWARTZ</u>	<u>431 W SAN IGNACIO</u>
<u>LINDA JOHNSON</u>	<u>1561 N RIO MAYO</u>
<u>Nick + Linda Lombardo</u>	<u>1236 N Via Alamos</u>
<u>Joan ROOLF + JIM KERN</u>	<u>1356 N. VIA ALAMOS</u>
<u>Debra Demian</u>	<u>N. Rio Smara</u>
<u>Tom + LYNNE GREENBERG</u>	<u>711 W. Rio SAN PEDRO</u>
<u>Joyce A. Prentice</u>	<u>731 W Rio San Pedro</u>
<u>Art Hedemari</u>	<u>1262 N. Via Alamos</u>

