



ANNUAL MEMBERS MEETING
Monday, January 20 2020 at 6:30 p.m.
RECREATION CENTER, LOUNGE I

1. The meeting was called to order by Vice President Deb Kenyon at 6:30 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by the Board Members noted below; Eighty-seven (87) Homeowners were present.

Board Member	Present	Absent
Georganne Rodgers-Garn (President)		X
Deb Kenyon (Vice President)	X	
(Secretary)		
MaryAnn Jackson (Treasurer)	X	
Jim Riechers (Landscaping)	X	
Linda Keller (Compliance)	X	
Chris Christensen (Rec Center Maint)	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. Notice was also provided with balloting materials more than 30 days prior to the meeting.

2. 2019 ANNUAL MEETING MINUTES

[The 2019 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 2018 minutes were read by MaryAnn Jackson in lieu of the Secretary.

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

3. OFFICER'S REPORTS

- a. President's Report: (Georganne Rodgers-Garn was absent) given by VP Deb Kenyon

Thanked our new Office Manager Linda Christensen for her first year in the office and her useful suggestions and input to the Board.

There were two (2) resignations from the Board, the Secretary and Treasurer. By Board appointment, the Treasurer position was filled by MaryAnn Jackson. Thank you was given to both MaryAnn and retired Treasurer Brad Richards for stepping in and helping fill this important and necessary position.

The Board interviewed resident Lynn Ehmann, who stepped forward to offer her help with the Treasurer position. She is newly retired from her accountant career. In an Executive Meeting, the Board appointed Lynn to fill the Treasurer position for the 2020 year.



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The Trash Survey is designed now and we are waiting for the email lists to be inputted into QuickBooks so we can generate that survey once Deb Hiedeman is back.

The Water & Sewer Line issue – we haven't heard anything back yet from Service Line Warranties company so Deb Kenyon will be handling it when we do.

Thank you to:

To all the Thursday Work Crew volunteers, the Decorating committee. Pool coverers and everyone who leads a class in the Artist Alcove and helps in the Library. To all those who stuffed the voting envelopes for mailing. Also to those who lead classes in Tai Chai and Yoga, you make our community very dynamic and we thank you for that.

To the Election Committee and Ballot counters – Tony Gleadhill who chaired, Ken and Karen Benz, Nick and Linda Lombardo, Clint and Ginny Swartz, Larry Papanfuss.

We are moving forward with the Election Buddy. As I said, we are in a holding pattern right now until Deb Hiedeman returns. Unfortunately, she had some personal issues and had to go back east. Then we will get Election Buddy in place, doing some beta testing and a few surveys. Hopefully rolling it out for this year's election.

Spring Pointe lease agreement has been finalized. Unfortunately, our Attorneys move very slow and when we got this back from them, in the beginning of November, they said we can't, technically, have a lease agreement. So we asked what we could have. They said well, you can have a license agreement, which is basically what we wanted, so we told them to change the word lease to license everywhere it appears and get it back to us. So, that agreement has come back. This is the agreement with Spring Pointe for that wash area that separates our two HOA's. We are reviewing that now and as soon as we give it the "Hail Mary" from the Board, in the next week or so, we will have the President of Spring Pointe HOA come in. He and I will sign it. Jim Riechers will be there along with their new Landscaping person and we will get it signed, notarized and get it filed with our Attorney. It will be a new 5 year License Agreement.

b. Vice President's Report: given by Deb Kenyon

Most of you know we now have Casa Verde paved from top to bottom. The "pay as you go" plan was adopted by our County Legislature. So this plan, in 10 years, will give us all new paved roads on those that are in failed or in the "to be failing" stage. We'll see how that works. Supposedly this is the "be all-end all" to getting the roads repaired within a 10 year timeline.



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The Canoa Hills Trails Park is open. This is a 5 mile hike and you don't cross the street. It's on the old golf course and I must say, it is more spectacular than it was as a golf course. Please enjoy it - it is for all our use.

- c. Treasurer's Report: given by MaryAnn Jackson
[Treasurer is available to answer questions throughout the year.]
[Members/Homeowners should feel free to contact the Treasurer through the Office.]

2019 year income:	\$238,195
2019 year expenses:	<u>\$211,870</u>
Final 2019 Income:	\$ 26,325

2019 EXPENSES BREAKDOWN:

Administrative	\$36,883
Capital Expenditures:	\$26,366
Common Area Grounds:	\$41,744
Rec Center:	\$14,853
Pool:	\$ 5,962
Payroll:	\$55,148
Professional Services:	\$ 4,382
Taxes:	\$ 95
Utilities:	\$26,437

End of Year Transfer from Checking Account into Replacement Reserves: \$25,472

Replacement Reserves:	\$238,039
Money Market Reserves:	\$ 74,220
Checking Account:	\$ 25,472
Liabilities:	\$ 1,496

TOTAL ASSETS: \$360,044

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

- d. Secretary's Report: No Secretary report. The former Secretary stepped down due to personal Issues.



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4. COMMITTEE REPORTS:

a. Rec Center Maintenance: Chris Christensen reported:

Everything is working quite nicely at this moment. We do have a new HVAC for this room (lounge 1) and a new HVAC for the office and two rest rooms. These were the two biggest ticket items.

Thanked his crew - Bruce Roberts, Chris Crum and Judy Hejmanowski - they are the best crew in Green Valley and probably in Southern Arizona.

Things to look forward to this year:

It's time to change the water in the pool. The dissolved solids are becoming very high. This is not good for the equipment or the people. We do this every 2 years. It takes about a week or so to drain and then refill.

b. Common Area Landscaping: Jim Riechers reported:

Everything has gone good this year. Bert has done a good job of keeping up with just about everything we've had issues with. The trees and oleanders are one of the bigger offenders, growing next to the walls around some of the Townhouses. As Bert has had time; he's eliminated some of those. We encourage everybody to keep a close eye on your back walls or wherever to see if there is a crack that starts to show up so you can take care of it before it becomes a real bad problem.

We are fortunate to have the Thursday Work Crew. In 2019, January thru March, they put in 258 ¹/₂ hours and then November thru December another 62 hrs. Totaling 320 ¹/₂ hours of free labor!

Thank you to Ken Benz for heading up that Crew. The Work Crew pretty much focused on the areas outside the fence around the Rec Center, the La Canada frontage area and the San Ignacio entrance.

c. Compliance & Paving: Linda Keller reported:

Phase 2 of the Paving was completed in May on the Cul de Sacs, parking lots and direct access driveways left over from 2018. We will resume later in 2020, looking for bids for the next scheduled paving in 2021, on the first half of the Cul de Sacs, parking lots and driveways.

After streamlining the process for sending Complaints via email, I'm getting much more and complete information.

A total of 36 complaints were received:

19 were landscaping – overgrown vegetation, mostly involving houses that are not lived in year round.



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- 5 were neglected looking houses – worn fascia boards, clutter in yards and carports.
- 5 were parking violations related
- 3 were dog/animal concerns
- 2 were lamp posts – people are doing much better at keeping their lamp posts lit
- 2 were determined to be not actual violations

d. Architectural: Chris Christensen reported:

- 73 Architectural requests were received – none were denied
- 9 were canceled
- None were referred to the Board for consideration
- 44 were completed – which is 60% of original requests submitted

Historically, this is light but not bad.

Remember – if in doubt, file an Arch Request. There is no downside to doing this.

The Architectural Committee is headed by Tony Gleadhill and the volunteers were Deb Denison, Judy Squires, Barbara Hanson, Gary Bunce and Al Bryant. They all worked very hard to make sure our neighbors houses look acceptable and meet the HOA standards.

5. ELECTION OF BOARD MEMBERS:

Tony Gleadhill chaired the election process again this year and thanked the Ballot Committee which consisted of:

Clint and Ginny Swartz, Larry Papenfuss, Nick and Linda Lombardo, Ken and Karen Benz.

247 homeowners voted out of 472 eligible to vote. Quorum was met.

Chris Christensen received a total of 242 votes
Deb Kenyon received a total of 342 votes
Gary Kidd received a total of 240 votes
Jim Riechers received a total of 286 votes

Write Ins:

Robert Durbin received 5 votes
Judy Squires received 5 votes
Brad Richards received 1 vote

Gary Kidd, Robert Durbin, and Judy Squires will be joining the returning Board Members.
Lynn Ehmann will be joining the Board as Treasurer by Board Appointment.



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6. UNFINISHED BUSINESS:

- a. Spring Pointe License Agreement will be finalized before Mid-February.
- b. Election Buddy will be in the testing phase as soon as Deb Hiedeman returns.
- c. Service Line Warranty – we still have not heard from their Attorney. This is still being worked on.
- d. Website enhancements – will be talking with Tony Gleadhill, who is our Webmaster.
- e. Will be asking for volunteers to assist the Board on the Pool complex project and the Solar project. NOTE: these two projects won't be happening this year but we want to start now in gathering information and costs in preparation.

7. OPEN FORUM:

TONY GLEADHILL: There is a new Trash Company - Diggims - coming to the Green Valley area. They are very willing to work with HOAs. He will get the information to the Board.

SALLY GAVRE: The new Storage Units located at the end of Ward Lane has put up a huge and extremely bright lit sign that is on all night long. She is asking if the Board might be able to ask them to shut it off at midnight like the other businesses in the area do. She is willing to help draft a letter for this effort.

CONNIE SHULTZ: Asked how to get clarification on using our Pickleball courts. VP Deb Kenyou answered - Come to a planning meeting or a regular Board Business Meeting.

BOB McINTOSH: Asked if the Solar project would be ground based or pole based. Rec Center Maint. Director Chris Christensen answered - we are looking at putting up the Solar panels on poles over the parking lots which would provide shade for the vehicles at the same time.

NO further questions or issues were presented.

The Green Valley Fire Department representatives gave a presentation on a few programs available to our Homeowners:

Lockboxes for our homes

Smoke & CO₂ Detectors and their programs for checking and replacing batteries

Envelope of Life Program

DNR (Do Not Resuscitate) forms and how they work

A motion was made and seconded to adjourn at 7:31 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted by MaryAnn Jackson in lieu of Board Secretary.

MaryAnn Jackson