



**ANNUAL MEMBERS MEETING**  
**Monday, January 21, 2019 at 6:30 p.m.**  
**RECREATION CENTER, LOUNGE I**

Note: Minutes are in draft form until read and approved at the Jan 2020 Annual Meeting

- 1. The meeting was called to order by President Georganeat 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; Sixty-eight (68) Homeowners were present.

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	

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, The Clip Board and appeared on The Villages Website. Notice was also provided with balloting materials more than 30 days prior to the meeting.

**2. 2018 ANNUAL MEETING MINUTES**

[The 2018 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.

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: given by Georganne Rodgers-Garn

In addition to the Treasurer’s Report, we are required to have an Annual Audit. This year it was conducted by Deb Hiedeman and Larry Papenfuss. Their report reads:

On Thursday, January 10, 2019, we conducted an internal audit on the HOA’s financial records. Each account was reviewed; including but not limited to comparison of monies budgeted vs monies spent during the past year. Review of Balance sheets over the past several years and examination of Profit & Loss Details for the past year. All transactions and processes appeared fiscally responsible. We found no material concerns. We also noted that the continuation of the methods put in place to address the challenge associated with the separation of duties due to the size of our operation have adequately addressed this issue during



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the period of this audit. We wish to note that Brad Richards has done an exceptional job of managing our fiscal program during his six (6) years as HOA Treasurer and should be commended for his fine work.

**Thank you to:**

Tony Gleadhill, who volunteered to chair the Architectural Committee, revised the Parking Rules and who manages our Website.

Deb Hiedeman and Larry Papenfuss who performed the audit of the books.

Brad Richards and Tony Gleadhill who measured all the Townhouse lots. The over-growth of some vegetation can cause damage to walls and foundations. It is imperative we know where the lot lines are so we can best deal with the issues.

To all those who stuffed the voting envelopes for mailing.

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

Special Thanks goes to the Thursday Work Crew.

To Ken Benz and his group that installed the additional Security Cameras.

To all the Volunteers who worked on the various groups and committees that make the Villages the great place it is.

This Association would be nothing without Volunteers like these. So if you cannot commit to becoming a Board Member, Please consider volunteering for a committee.

**HIGHLIGHTS OF THIS PAST YEAR:**

The year started out with a Breakfast in a Bag which had 57 attendees.

We had a complaint about trail usage causing loss of privacy. It was pointed out that the Common Areas are for everyone living in the Village's use.

Bocce Ball court has been asked for and is being explored.

Parking Rules change – Tony Gleadhill defined the rules and these are posted on the website and on the bulletin board. These were approved by the Board and accepted (with a unanimous vote) on April 25, 2018.

SpringPointe – There has been some violation of the easement agreement which we are working out a solution for. Deb Kenyon and I walked the wash to see for ourselves. Then Jim Riechers, I and a Rep with the Pima County Flood Control walked the wash between the two HOA's. Pima County indicated the wash is working the way it should and then provided a few suggestions to improve the flow of water over the driveway by the Rec Center.



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It was reported that Republic Recycle trucks were going into the Cul de Sacs. We contacted them and we have heard no further complaints about this issue. Solar Panels, to help reduce the HOA electric bills are being researched. Currently, the HOA electric bills run about \$9,500 a year. We're holding off pending the outcome of the ballot proposition and how we are going to handle that. Rio Altar was repaved. San Ignacio should be next but we don't know where, when or how much the road repair funds will be apportioned out. Another issue is Water & Sewer lines, particularly around the Townhouses. This is due both to age and vegetation. Estimated repair costs are around \$5,000 per Townhouse. It could create roughly a \$1,020,000 repair issue for the HOA. None of us want that as an additional Assessment so we are working on a potential solution and will keep everyone informed. On November 29, 2018, Brad Richards, Deb Kenyon, Linda Christensen, MaryAnn Jackson and I attended a workshop about Easements put on by Goldschmidt & Shupe. We now have a NuStep exercise machine which is for re-hab and exercise purposes. In October, 2018, we presented a new budget and it was accepted unanimously. We've had a change in Office Staff. Linda Christensen is now the new Office Manager. Goodbyes were said to MaryAnn Jackson along with congratulations on her retirement.

- b. Vice President's Report: given by Deb Kenyon  
Announced the 2<sup>nd</sup> Annual Music Festival be held in Arivaca, at the old School House, on Saturday, January 26, 2019, from 10 am to 4 pm.  
Green Valley's new County Park is now official. The 135 acre park is where the old golf course was.  
GVC is making their new Email Blast system available to anyone interested. This is where you can get all the new happenings information. This is much easier than going onto their website.

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

2018 year income:           \$226,832  
2018 year expenses:       \$172,001  
Final 2018 Income:         \$ 55,831

**2018 EXPENSES BREAKDOWN:**

Administrative               \$31,000  
Capital Expenditures:     \$10,000  
Common Area Grounds:    \$23,000



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Rec Center:	\$14,000
Pool:	\$ 7,500
Payroll:	\$52,000
Professional Services:	\$ 6,000
Taxes:	\$ 85
Utilities:	\$26,000

End of Year Transfer from Checking Account into Replacement Reserves: \$55,000

Replacement Reserves:	\$182,000
Money Market Reserves:	\$ 74,000
Checking Account:	\$ 55,000
Liabilities:	\$ 1,683

TOTAL ASSETS: \$333,000

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

Brad Richards also reported:

Tony Gleadhill and Brad Richards completed measuring all the Townhouse Lots. Per the Plot maps filed with Pima County, all Townhouse lots are 90 feet deep starting at the front wall of the townhouse. Some lots have back fence walls clear to the 90 ft. mark, some are short of that, which means those Homeowner's have some property they own outside their back fence wall that they are responsible for the upkeep. There are also a few whose back fence wall sits over and into the common areas. These findings will be posted on the bulletin board for everyone to see.

**4. COMMITTEE REPORTS:**

a. Architectural Committee: Tony Gleadhill reported:

In 2018, there were total of 81 requests submitted. Of which 1 was denied, 4 were cancelled or expired, 2 were referred to the Board (this happens when H/O wants to do something that is not in the CC&Rs). Of these two, 1 was denied and 1 was approved. 16 are still open, pending completion of the projects. The requests ranged from Landscaping, garage conversions, window replacements, antennas and installing solar panels. Painting was also one of the most common request.

This shows that people living in the Villages are re-investing in their properties, which is a very good thing.

b. Compliance & Paving: Jack Bourquin reported:

All of the Compliance issues for 2018 have been resolved.

In 2018 there were 87 potholes reported within our Villages neighborhood. These have all been filled in. He reminded everyone that when potholes appear



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in our streets, call them into the Office so they can be reported to the County for fixing.

2 weeks ago, the direct access driveways and Cul de Sacs 7 thru 13 had the cracks filled and sealed. Seal coating of the driveways and Cul de Sacs is scheduled to be done in March.

c. Common Area Landscaping: Jim Riechers reported:

While Tony and Brad were measuring lots and fences, they took notes on trees and bushes that were growing up against walls on the Townhouses. In a few cases, we have had issues with vegetation (roots) causing cracks or buckling of walls. If these are located in the Common Areas, then it becomes the HOA's responsibility to address the issue. We have removed some roots, trees and bushes. Problem we have are at some sides of the end Townhouses units where there are trees and bushes growing right up next to the foundation outside walls, which is the owner's property. There's a possibility that those roots could come up and crack the foundation and we don't want that to happen. He will be going around and taking a closer look at the areas where this is reported to be.

Some people like their trees and bushes, some don't. If you really like the tree or bushes and want to them to stay there, He will have to get a waiver from the Homeowner that will state if anything happens, that if the foundation cracks, you as the Homeowner accepts the responsibility of repairing the problem.

Question was raised about if a new owner comes in and there is a tree up against the foundation but the previous owner has signed a waiver, what happens? President Georganne responded: That signed waiver is a disclosure the Realtor is legally bound to tell the new buyers about. That is a condition of the sale.

Jim reminded everyone present that any landscaping problems need to be called into the office so they can be passed along to him. Bert Nido, landscape vendor, comes in twice a month (1<sup>st</sup>& 3<sup>rd</sup> Wednesdays). He works off of a list of those issues called into the office. When he finishes the list, he works on other areas of the Common Area.

d. Rec Center Maintenance:Chris Christensen reported:

We have a new maintenance employee, Chris Crum, who is a great worker. Chris completes the best maintenance team to be found in Green Valley, if not the state.

Some of the things that were accomplished in 2018 were:

Chem Shed was built and is used to keep the pool chemicals out of the Pool Pump room. This makes it a safer place.



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Chair Lift was installed on the side of the pool to assist anyone having trouble getting in and out of the pool via the steps. It is getting quite a bit of use. Pool was drained completely in order to refresh the water. While it was drained, the pool surfaces were cleaned.

**Thank you** to all the pool covering Volunteers for helping to contain the pool heating costs. Having the pool cover on when the temperatures get so low truly does help with the amount of electricity used to maintain a constant level of heat.

Front entry lights – the 4 carriage lights were removed and the driveway lights were lowered in height and wattage so they no longer shine into the Valle Verde Townhouses next door.

Rec Center trim was painted except for the shuffleboard court areas. These will get a fresh trim coat once the temperature warms a little more.

New pool side chairs – the other chairs failed and the warranty we had on them would not fix them. The new chairs are very comfortable and we've had good comments about them.

Lounges I & II were painted and new chair height bumpers were installed that are working very well as keeping the walls from damage.

Lounge I's floor was stripped all the way down and several coats of wax applied. They look much better.

NuStep Recumbent exercise machine is now in Lounge II. There will be signup sheets which will be used to let us know if and how much it is being used. This information will be used in determining if we get any other exercise equipment. On Friday, 1/25/19, at 9 am, Linda Christensen will demonstrate how to adjust the machine for individual usage. Having the correct adjustments is very important to ensure each individual gets the maximum benefit from the machine.

**Looking to the Future:**

Bocce ball court – this would most likely be put on the northside of the Tennis/Pickleball courts, outside the fence.

Dart board – installing one in Lounge II.

Ramada west wall will have new door frames/posts installed. The old ones have a lot of dry rot.

Some type of coating on the rec center inside walkways. These were painted a few years ago but the paint is in bad shape. We are looking at different types of sealers and colorants.

Will be researching installing Solar panels to reduce the Rec Center electric bills.

When it comes time to replace the pool, it will be a straight, rectangle pool and will have an automatic pool covering system so pool covering will be at the press of a button.



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**5. ELECTION OF BOARD MEMBERS:**

Tony Gleadhill chaired the election process again this year.

257 homeowners voted out of 468 eligible to vote. Quorum was met.

Norman Brown received a total of 103 votes  
Cindy Doty received a total of 141 votes  
Margaret Heide received a total of 192 votes  
Linda Keller received a total of 177 votes  
Gary Kidd received a total of 128 votes

**Margaret Heide, Linda Keller and Cindy Doty will be joining the 2019 Board of Directors.**

**6. MEMBER OPEN FORUM**

[Ground rules: three (3) minute limit with a timer, state your name and address for the records. Please be objective, concise and respectful.]

- a. Tony Gleadhill, 711 W. Rio San Pedro, asked if the Clip Board would still be issued. He was informed that yes, it would be sent out now that we have the 2019 Election results.
- b. Ken Benz, 749 W. Rio Moctezuma, asked that everyone use the microphone so ALL present in the room can hear what is being said.
- c. Shirley Boyce, 656 W. Rio Moctezuma, asked why, when Rio Altar was repaved, the paving crew did not fan out the paving material at each of the intersections with other streets. It is very rough for scooters and walkers to cross the streets. Brad Richards responded that comments like these needs to be called into Steve Christy's office as he is our rep on the Pima County Board of Supervisors.
- d. Janet Richardson, 1363 N. Rio Santa Cruz, had questions about compliance issues in our neighborhood. Is there any annual walkthrough conducted? Response was no, there is no formal walkthrough conducted. The Board relies on Homeowner's calling in any problems to the office. Georganne reminded everyone present that free standing homeowners are responsible for maintenance on one-half (1/2) of the alley behind their homes.
- e. Joan Roof asked what to do with all the buffalo grass growing behind her back wall. She was inform to come by the office and request it to be added to the landscapers list.



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7. ANNOUNCEMENTS

- a. Next Board Planning Meeting: Wednesday, February 20<sup>th</sup> at 1 pm in Artist Alcove
- b. Next Board Meeting: Wednesday, February 27<sup>th</sup> at 1 pm in Lounge I
- c. **Annual Welcome BBQ will be on Monday, January 21, 2020 at 4:30 pm**
- d. **Annual Member Meeting will be on Monday, January 21, 2020 at 6:00 pm**

***A motion was made and seconded to adjourn at 7:40 p.m. The Board vote indicated unanimous acceptance.***

Respectfully submitted,

Jack Bourquin

typed by MaryAnn Jackson