



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, November 20, 2019 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 10 members/homeowners and six (6) Board Members

Board Member	Present	Absent
Georganne Rodgers-Garn (President)	X	
Deb Kenyon (Vice President)	X	
(Secretary)		X
MaryAnn Jackson (Treasurer)	X	
Jim Riechers (Landscaping)	X	
Linda Keller (Compliance/Paving)	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.]

- A. Vaino Hoffren:

Asked for clarification on pool covering, regarding if the pool isn't covered then it won't be opened at all. Rec Center Director Chris Christensen answered: per the CC&R's, this ruling is true. If the pool isn't covered, then the maintenance crew covers it the next morning and it remains covered the whole of that day to re coop some of the cost lost due to the heaters having to run (basically) fulltime to keep the water temps up. It takes 2 people to cover (minimum) and to hire outsiders to come in and cover would cost significantly as they would have to be covered on our insurance and set up as employees with sick time available. We would have to hire more than 2 people to have coverage for 7 days in a row. A new pool, which is being looked into in the next year or two will have an automatic cover to eliminate this problematic procedure.

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.]

MaryAnn Jackson read the minutes from October 23, 2019.

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 the Treasurer through the Office.

MaryAnn Jackson was appointed to the Treasurer position. She reported:

Balances:	As of	October, 2019
Checking Account		\$52,311.60
Money Market Reserve Account		\$74,213.77
Replacement Reserve Account		\$238,019.52
Petty Cash		\$50.00
	Total Cash Assets	\$364,594.89
Fixed Assets		\$21,746.75
	Total Assets	\$386,341.64
	Total Liabilities (Payroll Taxes)	\$1,115.48

Past due accounts: Are now with our Attorney in Collections - \$2,349.65, includes late fees.
A motion was made and seconded to accept the Treasurer’s Report. The Board vote indicated unanimous acceptance. This report will be placed on file.

5. PRESIDENT’S REPORT

- President Georganne Rodgers-Garn reported.

CC&R’s re-writes/revisions – I talked with a gentleman from a management company. He had a law firm with a template and because he had a template guide to use for his attorney, it cost him about \$50.00. If he hadn’t done it that way, it would have cost him over \$3,000. I contacted our attorney to see if they had a template for CC&R’s. They do not. So instead of racking up high legal billable costs to re-write our CC&R’s, we will be pacing ourselves and see what we can do to re-write them. At that point copies will be available.

Election Buddy is on hold for this election. Deb Kenyon will explain further in her report.

We will be having a Meet the Candidates Night on December 5th at 6 pm.

6. VICE PRESIDENT’S REPORT

- Vice President Deb Kenyon reported:

Meetings coming up:

1st meeting of the Friends of Canoa Parks. We have 5,000 acres of parks in Green Valley and the Friends mission is to support Pima County in the development of these fabulous pieces of property. The Ranch, the Preserves and now the Canoa Hills Trails (which was the abandoned golf course).



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That particular park has given us almost 5 miles of trail where you never have to look both ways to cross a street - avoiding cars, bicycles or golf carts.

December 7th, from 1 to 7 is Christmas at the Ranch. There will be vendors, the Mexican Folklorico, the tree lighting for luminaries. All the activities you would have had to go to Tubac or Tumacacori for will be held there. They are charging \$10.00/adult, children are free. The \$10.00 will go to support projects at the Ranch.

I encourage everyone to go to the GVCouncil.org website. Our HOA is a member of the Council. The website has information on our HOA and Green Valley in general. It is a great and easy way to get information on all that is going on in our community. If you sign up on their website, you will be notified of meetings and programs and kept up to date on future happenings.

The Good Deeds Group has grown from the Mitzva group. In 2020 there will be 4 opportunities to help others. One of these opportunities will impact our HOA. This is where we can help our neighbors who can no longer do some things for themselves. This could be a neighbor we have here who may be a single person now who might not have the resources they need to do a little landscaping; a room painted in their house or need a little routine maintenance that a few people could handle. But we would ask neighbors to submit them to the committee; then within our neighborhood here, we could get a core of people who go over and do some raking or whatever that person needed. It is an opportunity to help others within our neighborhood.

AZ19 Initiative - This is to promote the economic development along the I-19 Corridor. It is mostly businesses but the parks are a part of it. It is anything that can enhance economic development. Its primary mission is to increase tourism and public awareness of the Corridor, especially during the summer months when the majority of our population flies to cooler climates and those of us who are hard core, stay here and deal with the very nice environment where we don't have to dodge as many cars and whatever. It is an initiative to encourage tourism along the I-19 Corridor.

There will be a rural policy convention, people worked very hard to get that in Green Valley, next August. The Chamber and local businesses will be involved. It's on how the I-19 impacts all the communities along the Corridor.

Election Buddy - Deb Hiedeman and I spent several hours last month looking at the Election Buddy program. I asked her if she would do the initial populating of the Trash Survey. We had designed the questions and Deb, being the computer expert, said she liked the program and would take this



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on for the HOA. So Deb started the populating of the questions, which for those people who are going to be the respondents, it's a very simple

process. But it is a little lengthy to do the initializing of the program, to follow all the parameters. We were also looking at that because while we can use it for the survey, it is primarily for the elections.

Our purpose was twofold: One was to see if Election Buddy could meet all of the election parameters, as Tony Gleadhill had asked in previous meetings. Will it kick out votes that are not compliant with those parameters? Looking at those questions, it will do all of those things. It is user friendly but is a little cumbersome on the administrators' side.

We sent the survey out to 5 people, which we picked randomly, and one of those people had an email address listed in our database that they no longer use. This set off the initial red flag for us, how many more of these are in our database? Having accurate emails are a vital part of this. That was the reason behind the email that went out asking people for their primary email, so we could validate our database. So we have over 200 actual emails now, but we have to put them into the QuickBooks database.

Our goal is by the end of April to have everything up to date, to have an election outlined in the Election Buddy system so that come this fall, when we have the slate of Candidates, it's just a simple matter of imputing that information into the actual election. The data for Election Buddy will go out to all of us users via email but will come back to the Administrator with only the lot number on it. Then, at 12 noon on election day, the Administrator hits a key and it tabulates everything. The results cannot be looked at prior to that day and time.

You can set parameters so the Administrator can know how many have responded - not how they voted - but only that they have voted. Then the Election Buddy will send out a reminder email only to those who have not voted.

Election Buddy is a very useful tool which, beyond the election process, will allow us to have two way communication with whatever we are asking and we will be able to get the response back. Then we will be able to report back to all of the users of the system.

It is confidential and pretty fool proof from what we have seen so far.

We will be getting a year's subscription, which is \$89.00 per use. What we have elected to do, going forward next year, is pay the \$499.00, which we had budgeted for, and allows us 3,000 responses. So we could send out 5 surveys plus the election next year. Most important, it allows access to their support system. That is a one on one conversation with the people who have developed the program.

The Trash Survey will be put out in January, 2020.

The 2020 elections will be handled as they have been in past years.



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7. STANDING/AD HOC COMMITTEE REPORTS

a. Architectural Committee: There is no Arch report per Chris Christensen.

b. Compliance & Paving: Linda Keller reported:

- No paving complaints or issues at this time.
- There were 9 compliance complaints –
 - 1 is not a complaint
 - 2 are pending follow up
 - 1 letter was sent out
 - 4 have been totally resolved
- Compliance issues need to be sent via email so there is better documentation of the complaint. The emails need to contain (at the minimum) address, problem and what (if any) attempts have been done to resolve problem before sending to Compliance Director. If unable to send email, then call into office with this information.
- Alleys need to be maintained so vehicles can pass and anyone walking can do so safely.
- Utility boxes in alleys need to be kept clear of weeds, flowers and trees.
- Reminder – The area between the sidewalk and street is the Homeowners responsibility,

c. Common Area Landscaping: Jim Riechers reported:

- Bert has been working on the lists he picks up as well as common areas when he has extra time.
- Rock banks will be done in the next couple of weeks.
- Will be working with AAA Landscaping on an Annual contract which will include a maintenance clause. This will save the HOA money.
- The Thursday Work Crew is back and has already been of great help in working around the Rec Center complex.
- Call or send email to the office to report any problems or concerns. These are sent on to me.

d. Rec Center Maintenance: Chris Christensen reported:

- The Maintenance Crew has been painting – the Ladies Restroom by the office and the Men’s Shower room.
- Some minor mechanical issues have been taken care – no big expenses.
- Signage on the front entrance wall has been re-installed.
- Thank you to the decorating committee – Linda Lee and Patty Stanford



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- Hardy Thank you to all the Pool Coverers

Darts will be on Fridays at 11:30 in Lounge II
The trash trailer now has new tires.

8. NO OLD BUSINESS

9. NO NEW BUSINESS

10. ANNOUNCEMENTS

a. Nominating Committee – Joyce Greenlee:

- There are 5 positions but only 4 Candidates running. So if you know of anyone willing – you can write their name in on the ballot.
- We will be stuffing Ballots on Friday in the Artist Alcove

b. **There will be NO BOD Planning meeting or BOD Board meeting in December**

A motion was made and seconded to adjourn at 1:50 p.m.

The Board vote indicated unanimous acceptance.

Respectfully submitted,

MaryAnn Jackson
for Secretary position