



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, September 25, 2019 1:00 p.m.
Recreation Center, Lounge I

1. The meeting was called to order by President Georganneat 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 12 members/homeowners and six (6) Board Members

Board Member	Present	Absent
Georganne Rodgers-Garn (President)	X	
Deb Kenyon (Vice President)	X	
Cindy Doty (Secretary)		X
MaryAnn Jackson (Treasurer, Pro Tem)	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. Linda Christensen:

Recently there was an incident at the Rec Center where we lost a Resident. It became apparent that most Residents come down to the Rec Center without any form of ID on them. Not everyone who lives in our HOA knows everyone else who lives here. She proposed that Residents put their name, address, phone number on the back of their gate card (a return address label works very well), as well as an emergency contact name and number. This will allow 911 responders to know who the patient is, where they live and who to contact. Doing this can also help with a lost card that is found. Most likely it will be returned either thru the mail or by a phone call.

- B. Joyce Greenlee:

Asked if a person who has served 6 years on the board in the past can serve again after taking a break. President Georganne Rodgers-Garn answered: Yes, after a year's break, they can again serve on the board for another 6 years.

- C. Deb Denison:

Submitted a proposal to the Board that would allow anyone wishing to install a water tank (rain water recovery tank) be allowed to do so. She has written up the proposal, Tony Gleadhill had looked it over and rewritten it into a "Rule" format. These tanks would go in backyards so they are not visible from the street.

- D. Tony Gleadhill:

Republic Trash service is charging different rates to different homes here in the Villages. He's collecting data about what different people pay so he can



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build a case to go back to Republic and find out why. V.P. Deb Kenyon interjected information about the Board setting up to use the Election Buddy site to send out a survey which would collect several items of information that would then be compiled and used to present to the different trash providers, currently coming thru our neighborhood, in an attempt to get better service at lower costs and hopefully lower the traffic load on our roads. Linda Keller, Compliance Director, drafted a very professional letter asking for information from the current providers. This was sent out to them 2 weeks ago and we are waiting for answers back.

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.]

President Georganne Rodgers-Garn requested a motion to delay the reading of the past minutes until the next meeting. The rest of the Board fully agreed. Motion passed unanimously.

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 pro-tem. She reported:

Balances: As of	August, 2019
Checking Account	\$79,301.93
Money Market Reserve Account	\$74,207.57
Replacement Reserve Account	\$237,999.63
Petty Cash	\$50.00
Total Cash Assets	391,559.13
Fixed Assets	\$21,746.75
Total Assets	\$413,305.88
Total Liabilities (Payroll Taxes)	\$1,699.86

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.

4. PRESIDENT’S REPORT

- President Georganne Rodgers-Garn reported.
 Spring Pointe issues regarding lease & license is currently with our Attorney.



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Sewer issues are still under review by the Sewer Warranties company. They are going over the legalities involved and will get back to us.

Brad Richards is heading up the Nominating Committee and is looking for volunteers to help him. Brad reported: They are looking for at least 3 – maybe 4 new Board members to run. There will be 3 positions – Treasurer, Rec Center Maintenance Director & Landscape Director. So if anyone is interested, they need to contact him via email or phone.

The Board is looking to split the Rec Center Maintenance into 2 positions: Rec Center Maintenance and Projects Manager. Currently the Rec Center Maintenance Director has been doing both and it is very time consuming for 1 person to handle. Tony Gleadhill volunteered to take on the Solar Project and Chris Christensen, who is stepping down from the Rec Center Maintenance Director position, will take on the Pool Project.

A Representative from the Fire Department will attend either the October or November meeting (their schedule permitting) to discuss emergency contacts, lock boxes on homes and what needs to be done when an emergency happens.

Over the summer, the Board has had several workshops working on the CC&R's. These have never really been totally revised and there is a lot of references to the Developer duties that are no longer relevant. These have been removed. Many of the CC&R requirements conflict with our Rules, adding confusion in many areas. Rules can be changed to allow growth as our neighborhood ages and so are more important. The Board is getting very close to completing this project which will then go to our Attorney to ensure they are legal and in order before being presented for voting on.

Brad Richards went over the 2020 proposed Budget. It is posted on the bulletin board. The 2020 HOA Dues will remain the same at \$465.00
A motion was made and seconded to accept the 2020 proposed Budget. The Board vote indicated unanimous acceptance.

Board Changes – Resignation of Margaret Heide was accepted. The appointment of MaryAnn Jackson as Treasurer was approved.

- Vice President Deb Kenyon reported:
We will be utilizing a program called Election Buddy for our next election. It will be a combined electronic and mailed (to those who don't have email) process. As we lose Residents, those who are buying and moving In are more electronically savvy. so to prepare us for a world that is moving forward faster than we can look behind us, we thought it would be to our advantage



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to check out some different methods of voting. There were two HOA's In Green Valley that used this program to great effect for their elections last year. Our President Georganne and I were able to talk with these people about their experiences. Their HOA's have almost 200 homes and they reported that it was as seamless as it could possibly have been. It was smooth, it tabulated and collated and they were able to document and archive everything after the election.

So we this upcoming election will be the first trial year using this program. Again, It will be electronic with the availability to mail It to those who don't have email. As the world technology continues to progress, we are looking at, over the next few years, phasing this system in.

The Board has put money into the budget to have the opportunity to run this election and do 3 to 5 other surveys. so we are going to start out with a survey for the trash, which will come out hopefully, by the end of October. Questions will be compiled which the Board will finalize mid-month and then put it out to the Residents to see how much information we can get back. This program will save the HOA over \$1,200.00 in mailing and tabulation costs.

Tony Gleadhill asked what would happen to the Election committee. V.P. Deb answered: The Election committee would still be needed to tabulate and collate the paper ballots that will be mailed out. This program will preserve reports and audit trails, keeping the whole voting system above-board.

The GVC had its first meeting last week. It was primarily on the road situations here in Green Valley. we are getting a sizable commitment of funds. The fairways wil been repaved and Camino Casa Verde will be repaved from La Canada to the top. These, of course, are subject to change. We have a pool of money that is designated. Our representatives of the Committee, which Don Weaver heads up, were totally dissatisfied with the way the County's' Committee designated the roads. They complained loudly to Steve Christy and the County Roads Commission, saying in our unincorporated Pima County, 60% of our roads are failed, so basically, in Green Valley, MORE than 60% are failed. What the Committee here wants to do first Is the worst of the worst. They did due diligence and identified the worst of the worst and are now in discussions with the County. From these discussions, the original road rating system, which is still In effect, was from 0 to 10 with 0 being most failed. They are changing the system to 0 to 100. What they found out is the County only has 1 vehicle which travels these roads and assesses them and this vehicle only operates on a part time basis. The County has now purchased a fulltime dedicated vehicle to assess the roads.

The County has gone to a "pay as you go" funding system. Barring a major recession where we see property taxes and housing values fall, there are several bonds that are aging out. The County will captured the monies that would go to re-paying those debts and put them into the "pay as you go"



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pool. They will build up a revenue of at least \$25 million per year that will go strictly to fixing failed roads - Not to building new ones. Their theory is that in a 10 year cycle the failed roads will have all gotten fixed.

Pot holes are not affected by any of this. There is an unlimited budget for fixing pot holes. ALL pot holes should be reported directly to GVC - NOT Pima County. They are fixed sooner because Pima County has 30 days to fix them and the lists called in by GVC are assessed monthly.

6. STANDING/AD HOC COMMITTEE REPORTS

a. Architectural Committee: Chris Christensen & Linda Keller reported:

The Arch Committee and Board are working on changes to the rules applying to the lamp posts and mailboxes. We feel changes are needed for a variety of reasons. One of them is the safety of medications being delivered by US Mail. The current black mailboxes are approximately 25 degrees hotter on the inside over the outside temperatures. White mailboxes normally are the same temperature on the inside as the outside. This difference can destroy many heat sensitive medications.

The Rule change being considered will establish a few standard colors and shapes for mailboxes. The same standard color choices will also apply to lamp posts. Other shapes or colors will be considered but must go through the Arch Committee for approval. We want to give people choices and at the same time make sure to have some checks and balances.

b. Compliance & Paving: Linda Keller reported:

- No paving is scheduled for 2020
- There were 11 valid compliance complaints –
 - 9 are resolved
 - 1 is in the process of being fixed
 - 1 is in follow up

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.

- **Now is the time to catch up on neglected yards.** Many yards have been neglected because owners are gone for the summer or because Residents have a hard time keeping up with the weeds in the summer heat and rains.
- People not picking up after their dogs. If you see someone not picking up after their pets, try to address the matter with them first. This is a County Ordinance and so fines can be assessed to people leaving animal waste behind.

c. Common Area Landscaping: Jim Riechers reported:



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- A list of trees and bushes growing very close to Townhouse walls was given to Bert, our landscaper. He has been working on them over the summer as time allows with his normal landscaping duties.
 - A few rock banks that were missed being sprayed will be addressed.
- Landscape issues and concerns need to be sent via email to the office. These will then be sent directly onto the Landscape Director. This will improve the efficiency of reporting and give the needed documentation of the problem(s).

d. Rec Center Maintenance: Chris Christensen reported:

- The fencing around the courts has been brought up to Pima County code.
- The HVAC is new for the office and front area restrooms. The A/C unit behind the Artist Alcove was also serviced.
- The Spa has a new cover now, which needs to be on whenever the Spa is not in use. This cover greatly helps in conserving the heat of the water.
- New chemical lines were installed for the pool and spa.
- The kitchen is being repainted. It is lighter and refreshed looking.
- The sliding glass door walls under the ramada have been rebuilt. Dry rot was in all the wall posts.
- Replaced some more of the portico beams which also had dry rot.
- Replaced the old spring style light switches with new, more efficient ones.
- Replaced the pump seals for the pool.
- There is a Dart Board in Lounge 2. We would like to start up a HOA Dart league. Anyone interested should contact the office. Linda Christensen has offered to give lessons to anyone interested in learning.
- There is a new PA system in Lounge 1. This system also has Karaoke available on it! The cabinet is being left unlocked to enable Residents to use the equipment.

It is that time of year again when we need to cover the pool at night. There is a calendar posted on the Ramada bulletin board. We are asking for volunteers to please sign up for as many days as you can.

9. ANNOUNCEMENTS

- a. Next Board Planning Meeting Date & Time: Wednesday, October 16, at 1 pm
- b. **Next Board Meeting will be Wednesday, October 23, at 1 pm.**

A motion was made and seconded to adjourn at 2:30 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

MaryAnn Jackson
for Cindy Doty, Secretary



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