



**MEETING MINUTES
 BOARD OF DIRECTORS
 Wednesday, April 24, 2019,
 1:00 p.m.
 Recreation Center, Lounge I**

1. The meeting was called to order by President Georganeat 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 11members/homeowners and six (6) Board Members

Board Member	Present	Absent
Georganne Rodgers-Garn (President)	X	
Deb Kenyon (Vice President)	X	
Cindy Doty (Secretary, Compliance)		X
Maggie Heide (Treasurer)	X	
Jim Riechers (Landscaping)	X	
Linda Keller (Compliance, Paving)	X	
Chris Christensen (Maintenance, Arch.)	X	

2. OPEN FORUM

Homeowners' opportunity to present factual, objective concerns to the Board. Speakers are limited to three (3) minutes.

Georganne Rodgers-Garn, speaking on behalf of Pat Gibler, stated she had many free plants and one 6' tree available at 1478 Rio Sonora.

Diane Byers reported that people were climbing the fence and asking to be let in without having a card.

Tony Gleadhill suggested Board meetings should be video recorded.

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.

Minutes for March, 2019were read by Deb Kenyon.A motion was made and seconded to accept the Secretary's Report. The Board vote indicated unanimous acceptance.

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.

Maggie Heide reported:

Balances: As of	April 30, 2019
Checking Account	148,173.88\$
Money Market Reserve Account	74,192.02\$
Replacement Reserve Account	237,949.74\$
Petty Cash	50.00
Total Cash Assets	\$460,365.64
Fixed Assets	21,746.75
Total Assets	460,365.64\$
Total Liabilities	187.33\$

Past due accounts: Six past due accounts were sent to collections and one past due account is in probate. Four accounts are on payment plans, with one account prepaid for 2020.

The Treasurer looked into laddered CD accounts and recommended not pursuing action. More interest may be earned purchasing longer term certificates of deposit. A study of funds held, for what purpose and when the funds are to be utilized will determine the actual purchase amount and length of deposit. The President requested that the study should proceed.

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

5. PRESIDENT'S REPORT

President Georganne Rodgers-Garn reported that workshops will be held during the summer to study proposed changes to the CC&Rs of the HOA. Garn is still working to negotiate a reduced price for service line insurance for Town Home residents, indicating the original company has been purchased by a larger one. The Spring Point Lease is on track and awaiting signatures. The Board will be looking into reducing the number of garbage trucks operating in The Villages due to the impact on the roads. Garn noted that Republic has offered to speak to the Board and assured resident Clint Swartz that all companies will be given the same opportunity.

6. VICE PRESIDENT'S REPORT

Vice President Deb Kenyon reported that Lt. Ogden, Pima County District Commander was introduced at the Green Valley Council. The SAV Commander identified two assistance programs available to area residents. The first is Telecare which contacts residents with an a.m. phone call. The second program, Citizen's Care, provides

physical assessment with SAV contacting appropriate agencies to respond. Home Security inspections are available by calling 520-351-6744. Their web site is gvsav.org. Santa Cruz Hospital has three new doctors, one of which is a Primary Care Doctor with a new primary care clinic now in operation.

Kenyon has studied Election Buddy, a program designed to aid in HOA elections with choices provided for papers ballots, electronic voting and phone voting. The program includes options for surveys, thus providing better communication with residents, while saving on postage costs. Kenyon moved to purchase Election Buddy. Heide seconded the motion. Motion passed unanimously.

7. STANDING/AD HOC COMMITTEE REPORTS

a. **Architectural Committee:** Tony Gleadhill reported he is working on approximately fifty open ARC requests dating from 2015 through 2018. The Recreation Center rule dated December 2014 now includes liability insurance requirements for those individual who charge for classes given on site. The Board should update Exterior Repairs, Alterations & Additions Rule dated March 2013 to include sheds, sun shades, awnings, patio covers, window security screens and covers or create a new rule for these features. The Committee needs two more volunteers.

b. **Compliance & Paving:** Linda Keller reported there were three new complaints regarding weeds and trash. One letter has been sent out and two others are making progress on compliance. Five older complaints are making progress on complete resolution. The paving project is complete with no complaints regarding the scope of work.

c. **Common Area Landscaping:** Jim Riechers reported that all weeds have been sprayed in the common area and that pre-mergence has been applied. Some areas were missed, but crews were sent out a third time. The only problems are in front of walls in the common areas. Regarding tree removal, there is a list which will be forwarded to the landscaper for action. Regarding the current drainage issue in the entry to the Recreation Center, we have an easement but the HOA needs approval from the County to widen the lower end, remove 125 cubic yards of dirt and replace with 50 cubic yards of rock. He will obtain costs for the work. Regarding the alley survey, it will cost approximately \$4,432 to spray all of the alleys. In certain areas there will be rock and trees which raise the cost to \$6,000. Member Clint Swartz asked if Wildcat had been contacted regarding costs and was told they had not. Joyce Greenlee asked about the Oleanders and noted that some alleys appear to have been abandoned and unpassable. It was indicated that stand alone home owners are responsible for half of the width. Town Home owners have the common areas sprayed which seem to benefit them more. Resident Al Bryant said it was nice to not see

the neighbors and recommended that subject be tabled. The Board members did not disagree.

d. **Rec Center Maintenance:**Chris Christensen reported the cost of building a Bocce Ball court using one lane of the Shuffle Board area using artificial turf framed with Trex would be \$3,510 and \$6,568 for two courts. Building Bocce Ball courts in the Horse Shoe area, using crushed oyster shells framed with Trex would cost \$21,000. The cost would rise to \$24,000 if the longer space was utilized. Christensen recommended building one court on the Shuffle Board court for \$3,540. Kenyon moved to table the request until Election Buddy can be used to survey residents. Heide seconded the motion. Motion passed unanimously.

A discussion was held regarding the cost of removing the paint around the pool area. There is a gentleman, who will not submit as bid, but will charge based on time and materials. Christensen stated certain areas will need media blasting and the job was large enough to contact a Phoenix Company who charges \$1,500 for 2,326 sq. ft. The cost for the same area using acid wash would be \$5,000. A discussion ensued whether the area should be repainted for cosmetic purposes, hold off on texturizing until pool is replaced or let the area return to a natural state until the pool is replaced. It was the consensus to leave the area alone until after the pool is replaced. The main seal in the circulation pump has been replaced.

A discussion was held on the fence around the pool being out of compliance and the various methods and costs to comply. To add the necessary height using galvanized screening material would be expensive and need at least three weeks of voluntary labor. President Garn acknowledged the fence had already been breached.

9. ANNOUNCEMENTS

The Board members were notified that a landscaper has been approaching residents and charging exorbitant prices. There is no solicitation allowed in The Villages at all and the Scam Squad has jurisdiction.

- a. The next Board Meeting is September 25, 2019 at 1:00 pm.
- b. Next Board Planning Meeting Date & Time: Wednesday, May 15, at 1 pm.
- c. **Annual Member Meeting will be on Monday, January 27, 2020 at 6:30 pm**

A motion was made and seconded to adjourn at 2.15 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Margaret Heide, Acting Secretary