



**MEETING MINUTES
BOARD OF DIRECTORS**

**Wednesday, January 24, 2024 1:00 p.m.
Recreation Center, Lounge I**

The meeting was called to order by President Tony Gleadhill at 1:00 p.m. The Pledge of Allegiance followed, and a quorum was established. The Board Meeting was attended by 6 Board members. One member was absent: Phil Clifton; two open positions; 53 homeowners in attendance.

Board Member	Present	Absent
Tony Gleadhill (President)	x	
Phil Clifton (Vice President/GVC)		x
Pam Reinhardt (Secretary)	x	
Treasurer – open position		
Maryellen McEldowney (Landscaping)	x	
Compliance – Ralph Neall	x	
Rec Center - open position		
Earl Eyre (Architectural)	x	
Jim Cortez (Paving)	x	

ANNOUNCEMENTS:

Tony announced the 2024 Board Elections start Jan 24, 2024, for e-ballots; 47 paper ballots were mailed January 18, 2024. The Election period ends February 9, 2024, at midnight to return ballots. Tony stated it's very important for everyone to return their ballots, even if they don't want to vote, check abstain so their vote will count towards quorum. Quorum is 51% to be a valid election; otherwise, we will have to start all over with a new election cycle. Meet the Candidates meeting will follow the Board meeting. Reminder, the Annual Meeting on February 14, open to all community members; it's an opportunity to hear what our finances will be in 2024, and the accomplishments the Board achieved in 2023 and for members to speak directly to the Board about concerns, requests or suggestions in an open forum style. Next Planning meeting will be March 13, 2024, followed by a BOD Board Meeting on March 20 at 1pm in Lounge 1.



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OLD BUSINESS:

Animals per Household.

This issue was raised at the November BOD meeting. In November Cheri Abraham addressed the Board about noise complaints she had received about her 4 dogs. Cheri indicated she had recently 'inherited' 2 dogs when a relative passed away and for a short time her dogs were being cared for by friends while she dealt with her own medical issues. Cheri indicated this was probably the time neighbors heard noise etc. Subsequently Cheri has taken steps to manage any potential noise issues. Cheri's neighbor, also present at the November BOD meeting, told the Board he had no subsequent noise issues relating to Cheri's dogs. Attendees raised the question about how many animals/pets were allowed per household. Our CC&Rs do not specify an exact number. However the CC&Rs do state the number of pets/animals per household is a "reasonable number" as used in this section shall ordinarily mean no more than two pets per household". A homeowner owning more than 2 must request a variance from the Board.

Subsequently the Board reviewed the CC&R wording and Pima County animal ordinances at the January 20 2024 BOD Planning meeting and agreed the existing CC&R wording is sufficient to manage multiple pets/animals per household. At this meeting (Jan 24 2024), a motion was made by Maryellen and seconded by Earl Eyre to approve a variance to Cheri for more her four dogs with the proviso that when one of her dogs dies it will not be replaced. Motion passed by unanimous vote. Printed copies of CC&R Section 3.05 Animals were available to attendees. Any homeowner that has more than two pets is required to request a variance from the Board. The Board will consider the variance on a case-by-case basis.

Pickleball Backboard.

Rex Stucker made a presentation to the Board about his request for a pickleball backboard. Rex had worked with Nick Vugrinec on this project. A backboard gives a single person an opportunity to practice serves and returns. A discussion ensued about



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board location, the cost of it, who would build it, should it be placed on the fence so out of the way from players or in a brace on the ground. The material cost would be approximately \$400-\$500. Pickleball players would build the backboard. Size is 8'x8'. Gary Kid raised concerns about its location and how it would impact tennis players. Portability (casters vs. fixed) was discussed with concerns raised by Jim Riechers and others about the negative impact of casters on the playing surfaces. With all the concerns raised, particularly about location and portability, Ken Benz objected to proceeding until these concerns were investigated and resolved. The Board decided to defer a decision on the project until open concerns are resolved. Matter will remain on the agenda for the March BOD meetings to the next Board meeting.

LED Lighting Upgrade:

The San Ignacio monument has been upgraded to LED lamps by Chris Chrum. Once we have a Rec Center Director in place and up to speed, high wattage lighting over the east parking lot and the driveway entrance will be addressed. Followed by the Rec Center.

NEW BUSINESS:

The Board plans to update the C&Rs in the paper spiral booklet that will be available for all Board members. Homeowners may purchase updated booklets for a fee. The website always has the most updated version of our Governing Documents.

Jim Cortez updated us on the seal coating of cul-de-sac 1-6, direct access driveways and East parking lot. Discussion followed to seal coat/repair cul-de-sac 1-6 and East parking lot, or replace the entire area with new asphalt. A decision on the extent of the project will be made once a new Paving Director is in place and costs updated. Goal is to do the project this spring. Funding source to be determined by the Board.



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Vice President Report: Phil Clifton absent.

Secretary's Report: Pam Reinhardt read the minutes from the last official Board meeting in November 2023. Pam stated minutes are available to read online.

Treasurer's Report: Tony stated financial reports are available in the Treasurer's bulletin board for all to examine. Questions regarding financial statements and budgets may be made to the Office/Treasurer. A homeowner may request a paper copy via office. Our financials are not posted on our website.

A motion was made to accept the reading of the Officer's reports. Ralph made a motion to accept, Earl seconded, and the Board approved unanimously.

Compliance Director: Ralph stated he had nine complaints, of these 6 letters were sent out. Per process, Ralph tries to engage with the homeowner in person, if not successful, a letter is sent to the homeowner with 30-day notice to address the issue. If no response is received, the issue comes to be Board for resolution. Ralph was asked what the most issues were; he stated mostly weeds, there is one vacant lot that is overgrown, and golf carts being parked on rocks.

Architectural Director: Earl Eyre said all requests for 2023 totaled 83; all but 6 have been satisfied. He has started keeping track of where the outstanding issues stand.

Common Area Director: Mary Ellen McEldowney explained our use of a professional contractor who works 3 days per month at a cost of \$675 per day. Townhome owners make a request for service via the Office. Maryellen or Jim Riechers review and prioritize these requests and create a list from which our contractor works. Our contractor only works in the common areas. The association bears the cost. In addition, the contractor is used to address erosion issues. Maryellen discussed the "clubhouse ditch" which begins at Rio Sonora and meanders to the Rec Center where our responsibility ends. The area at Rio Sonora has experienced water damage from recent monsoons and needs new asphalt. In the interim erosion control measures using rip rap have been implemented and seem to



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be working. The next big monsoon will tell. Pima County and GVC are responsible for sidewalks and have been addressed. Pima County made temporary repairs to the Rio Santa Cruz wash entrance last Fall. On January 15, 2024, Pima County re-asphalted this area after more than a year. The common area in The Villages is 20-25 acres. The townhouse's property is described as 90 feet back from the front wall to the back wall. The homeowner is responsible for maintaining their area.

Rec Center Director: Before his departure and resignation from the Board, Nick Vugrinic compiled a list of accomplishments he and his crew had made in 2023. His list has been submitted into the record of this meeting.

Jim Cortez Director: Jim has already spoken to this.

OPEN FORUM:

Carol Woltjer –representing a neighbor asked how many cars per townhouse are permitted in a cul-de-sac. The Board responded as follows. Parking is not permitted on common areas (cul-de-sacs for example). However, a homeowner can request a variance from the Board, in the form of a parking permit, to allow a vehicle to be parked in a cul-de-sac. The Board will take into consideration access obstruction that may affect other homeowners or emergency vehicles and the availability of space for additional vehicles. Not all cul-de-sacs are the same size. Requests will be considered on a first come basis and are for a limited time not to exceed one year.

Bruce little asked why single family homeowners pay the same dues as townhome owners. The Board responded with a historical explanation of past Board's actions and deferment of annual Townhouse Maintenance Assessments. Bruce's question remains and will be addressed in more depth by the Board at the next Board meeting.

Gary Kidd asked, "Why the big jump in this year's HOA dues?" The answer is the unbudgeted expenses of the walkway epoxy project, the replacement of two pool/spa heaters, cost incurred to seal coat cul-de-sacs 1-7 and repair the west parking lot. These



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costs were approximately \$28k and were paid out of Replacement Reserve funds. With potentially large expenditures for future seal coat/repairs, Rec Center equipment failures and a possible failure of the pool or associated underground plumbing and electrical, the Board made the decision to increase 2024 dues by \$41 per year to maintain our existing replacement reserves. There is a high probability there will be unexpected expenses coming this year and the Replacement Reserve fund needs to be replenished.

There being no further business, Ralph made a motion to adjourn the meeting, Jim seconded, unanimously approved. The meeting adjourned at 2pm. The Meet the Candidates followed.

Next meeting: the Annual Meeting on February 14, 2024

Next Planning meeting will be March 13, 2024 in Lounge 1

Next BOD Board Meeting on March 20 at 1pm in Lounge.

Respectively submitted,

Pam Reinhardt

HOA Secretary