



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, October 28, 2023 1:00 p.m.
Recreation Center, Lounge I

The meeting was called to order by Vice President Phil Clifton at 1:00 p.m. The Pledge of Allegiance followed, and a quorum was established. The Board Meeting was attended by 6 Board members and one member was absent: Tony Gleadhill; 11 homeowners.

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 – open position		
Nick Vugrinec (Rec Center Maint)	x	
Earl Eyre (Architectural)	x	
Jim Cortez (Paving)	x	

ANNOUNCEMENTS:

1. Treasurer Status: Much discussion was held between the Board and homeowners as to which option made the more sense because the Treasure position remains open and needs to be filled.
 - a. Option1: Cost to provide basic accounting services would be \$300 to \$525 per month. We would still need a Treasurer (Bylaw requirement). However, in this scenario the Treasurer would exercise oversight of the financials and ‘manage’ the relationship between our bookkeeper (Office Mgr-Nancy) and the outside accounting company.
 - b. Option 2: Contract with a business that can provide both QuickBooks support and accountant/treasurer support as needed; billable at \$85 per hour.

Nothing was decided until Tony returns.

- Election Chair vacancy: Pam Reinhardt to determine if committee needs two Board members, or one position can be a homeowner from the community. To be



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determined by the next Planning meeting. It should be a person with computer experience.

- Compliance vacancy: One person has been interviewed by Tony and Pam; the other interested candidate was not available for interview. Tony and Pam will interview him when Tony gets back from vacation.
- 2024 Budget cycle to start in October: This will start when Tony gets back from vacation.
- MaryAnn Jackson is the editor of the Clipboard. The deadline for articles is the Monday after the Board Meeting.

OLD BUSINESS:

- MaryEllen addressed the Volunteer Recognition Event coming up at the beginning of next year, and the issue of changes to the policy from previous Board-sponsored events that need to be discussed, as to whether alcohol will be available, or not, at the event in January 2024, and will be included in her January 2024 budget. The event will be posted in the Clipboard.
- The Parking signage for the east and west parking lots has been completed and the signs are cemented into the ground for security.
- Nick Vugrinec reported the spa and pool heater have been replaced and fine-tuning small noise issues, but Nick will be back in town to address these projects. The other pool heater is in good standing for five years.
- Status of Lien Foreclosure against Matthies and Baines properties: The Attorney has approved our Letters of Intent. The letters that went out, certified, return signature required, were not answered. There will be outside landscaping work done between Nov 6 and 8 to clean up the properties, and unpaid costs incurred by the Association will become a lien of the properties. It is a State of Arizona requirement that one Board member to be present while this work is being done, and several Board members have volunteered. To be determined which Board member will be present on what day.
- Recreation Center Usage Agreement: Earl Eyre, Jim Cortez, and Nancy Lambert have updated, and presented, the revised form. One change came up under **Strictly Prohibited by the Villages of Green Valley HOA: #1- Liquor consumption only in Lounge 1 during a private event/usage**. Earl Eyre made a motion to strike #1; Phil seconded, passed unanimously.



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NEW BUSINESS:

- **2024 Budget** will be presented for approval at the November Board meeting.
- **Any changes** to the Annual Assessment will be announced in the November Board meeting.

OFFICER/DIRECTOR REPORTS and COMMENTS:

PRESIDENT - Tony absent.

VICE PRESIDENT – Phil Clifton – nothing to report.

SECRETARY–Pam Reinhardt stated minutes from the previous meeting are available on the website and copies are available from the office.

TREASURER–Pam Reinhardt entering numbers from September 30, 2023, report:

Balances:	As of	
BMO Operating Checking (1851)		\$57,333
BMO Replacement Reserve (0725)		\$36,717
BMO Replacement Reserve (0717)		\$60,484
Chase Replacement Reserve (9106)		\$233,768
ASW Replacement Reserve (905)		\$153,153
ASW Credit Union (acct 169905-00)		\$5.00
Petty Cash		\$75.00
	Total Cash Assets	\$541535
	Total Liabilities (Payroll Taxes)	\$2599

Past due accounts:late0, payment plan 0, deceased 1, walked away 1, 0 foreclosure. These past due accounts will be updated every month.In collections: 4 (Note: includes deceased/abandoned)Foreclosure money comes out of Reserve Funds, and then the funds are replenished when the property is sold.

Phil suggested the whole Board needs to be in on interviewing Treasurer candidates. Nick tells the Board he is struggling with his 2024 Budget, so this position needs to be filled sooner rather than later. Brad Richards volunteered to look at Quick Books when Tony gets back to help clear up records.



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COMPLIANCE DIRECTOR – Vacant – Pam stated one person interviewed, one was unavailable until Tony comes back.

ARCHITECTURAL DIRECTOR:Earl Eyre–His committee needs another volunteer. He added you don't need to be a contractor, just know the Rules and CC&Rs. Dayle Davidson added her incentive to take this interesting opening. There have been 70 requests, all but 17 have been completed.

COMMON AREAS DIRECTOR:Mary Ellen McEldowney -

REC CENTER DIRECTOR:Nick Vugrinec–replacing pool lounge chairs with cross-stitch vinyl chairs, replacing with four 20” basket weave, for a total of \$1861.35, including shipping. These will have to come out of his 2024 budget, so moved to the November Board meeting when we know budgets for voting and picking out colors.

Nu-Step machine– replace part that had water/cleaner put down it and ruined it. We need to move it or repair it. Nick asked for approval to get this machine repaired, he doesn't need budget for this. Also, a sign needs to be posted to not spray cleaner or get liquid near it. Earl Eyre made the motion to repair, Nick seconded, this repair was unanimously approved. It was voted to remove the exercise bike that was donated to us; he asked for approval. Nick was given approval to remove the exercise bike.

PAVING/PARKING DIRECTOR: Jim Cortez–Tony and Jim are working on a budget for 2024 to work in cul-de-sacs with bigger cracks, for grading and upkeep.

OPEN FORUM:

Homeowner (sorry I missed his name) start the work crew will start November 1st!

Motion to close Meeting carried.

Next Board Planning Meeting- Nov 22, 2023 – 1 pm Lounge 1

Next Board Meeting – Nov 29, 2023 – 1 pm in Lounge 1

Respectfully submitted,

Pam Reinhardt
Secretary