



# The Clip Board



February 2024

**The Villages of Green Valley Homeowners' Association, Inc.  
Villages Business Information from your Board of Directors**

## 2024 BOARD OF DIRECTORS

### President

Tony Gleadhill  
520-425-7740

### Treasurer

Sherry Porter  
520-954-2743

### Architectural

Michael Tonn  
303-725-0148

### Rec Center Maintenance

Robert McComb  
616-481-3659

### Vice President/GVC

Earl Eyre  
520-222-2106

### Secretary

MaryAnn Jackson  
520-404-8687

### Landscaping

MaryEllen McEldowney  
303-399-8065

### Compliance

Bill Barnes  
907-365-9567

### Paving

Jim Cortez  
847-767-1503

### NORMAL OFFICE HOURS

9:00 AM—2:00 PM  
Monday thru Thursday  
Phone: 520-625-9851

### Villages Website:

[www.villagesofgreenvalley.org](http://www.villagesofgreenvalley.org)  
Office Email:  
[vgvazhoa@gmail.com](mailto:vgvazhoa@gmail.com)

## **Presidents Message**

The Office has just made it through its busiest and most stressful time periods on the Association Calendar. These are some of the tasks, beginning in November and culminating with the Annual Meeting in February, which must be addressed by the Office in addition to its regular duties.

Annual Assessment invoicing and accounting of returned Assessments.

Prepping for the Election; verifying homeowner contact info is correct; processing new home sales at year end in particular so that the new homeowner receives a ballot.

Supporting the Secretary with the Election; troubleshooting and correcting homeowner contact information in real time.

Supporting the Treasurer with monthly reconciliations and closing of our financial books at year end.

Supporting the Board in their regular duties.

Maintain the integrity of QuickBooks. The software heart of our Association accounting system on which just about every critical activity mentioned here is dependent.

Paying bills, payroll, filing, copying, faxing, new home sale support and all those mundane tasks that keep our Association organized and 'out of trouble'.

Responding to the surge of our winter residents and their myriad inquiries.

**Very important. Very necessary.**

And finally, the ever-present telephone. Handling phone calls from residents, real estate agents, title companies and robo calls.

**I want to thank our Residents for their patience and understanding as the Office (Nancy) earnestly supports all of us!**

I also want to encourage all residents to attend the last 4 meetings on the Board calendar for this season. All Board meetings are held in Lounge 1 at 1pm.

**March 13 2024** Board Planning Meeting **March 20 2024** BOD Meeting

**April 10 2024** Board Planning Meeting **April 17 2024** BOD Meeting

## **Elections and the 2:1 Free Standing - Townhouse Requirement**

Our Bylaws require that we have a minimum ratio of 2 FS homeowners for every 1 TH owner. The intent of this requirement is to ensure townhouse owners have adequate representation on the Board.

How does this affect Candidates elected to the Board? Our latest election (Feb 2024) provides a good example of how the 2:1 ratio works. Our Board is comprised of 9 Directors. We had 6 openings on the Board. Seven candidates were running. Only one of those candidates was a townhouse owner. In order to satisfy the 2:1 minimum ratio there had to be 2 townhome owner candidates elected to the Board. In the final tally of votes, a write-in townhouse owner was elected to the Board even though a free-standing owner with a greater number of votes did not get elected.

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**Section 4.02. Election and Term of Office.** (Partial) There must be at least one townhouse member on the Board of Directors for every two single-family residence members on the Board of Directors, but in no way is this intended to limit the number of townhouse members.

## **How Directors and Officers are Selected**

There has been some confusion and concerns expressed about how Directors/Officers are selected to serve on our Board. A Director must be an owner in good standing with the Association. Owners wishing to be on the Board as a Director are elected by owners. A Nominating Committee, selected by the Board, is responsible to solicit and vet residents wishing to be a candidate standing for election to the Board. After the nomination period ends, a slate of candidates is submitted to the Secretary and Election Chair. It is important to note a candidate runs for a position on the Board as a Director. All Board members are Directors.

**Bylaw Section 5.01** requires that we have 4 Officers; President, Vice President, Secretary and Treasurer. Arizona requires that we have at least a President, Secretary and Treasurer.

**Bylaw Section 5.02** states that Officers shall be elected annually by the Board of Directors. Said meeting shall be in compliance with Arizona's Open Meeting statute.

**Bylaw Section 4.05** states that an Organizational Meeting must be called within 10 days of the newly elected Board of Directors. The Organizational Meeting can be held immediately following the Annual Members meeting or at any time as long as it within 10 days of the election.

Planning, Board, Special and Annual meetings are required to be open meetings (AZ Statute 33-1248 Open meetings; exceptions).

### **How are Officers selected?**

An Officer (and other specific Director positions) is selected by the Board by a majority vote. Personal attributes, preference and interest as well as skills and experience may make one Director better suited for any given Office or position on the Board over another. Personal attributes are spelled out in the candidate bios and in person at the Meet the Candidates event. Over the period of the election itself individual candidates may take the opportunity to introduce themselves to the membership. All of these attributes should be considered during the Board's selection process.

## **How are Officers and Directors Removed**

**Bylaw Section 5.03** states that an Officer may be removed, with or without cause, by a majority vote of the Directors at any regular or special meeting. Such Officer remains on the Board as a Director. Meeting shall be an open meeting.

**Bylaw Section 4.04** states that any Director may be removed, with or without cause, by a majority vote of the Owners. Meeting shall be an open meeting.

## HOA Board Member Terms 2024-25

President	Tony Gleadhill (FS)	Jan 2023-Jan 2025
Vice President	Earl Eyre (FS)	Jan 2023-Jan 2025
Treasurer	Sherry Porter (FS)	Feb 2024-Feb 2026
Secretary	MaryAnn Jackson (FS)	Feb 2024-Feb 2026
Compliance	Bill Barnes (TH)	Feb 2024-Feb 2026
Rec Center Director	Robert McComb (FS)	Feb 2024-Feb 2026
Landscape (Com Area)	MaryEllen McEldowney (TH)	Jan 2023-Jan 2025
Architectural	Michael Tonn (FS)	Feb 2024-Feb 2026
Paving	Jim Cortez (TH)	Feb 2024-Feb 2026

All Board member terms are for a 2-year period beginning the month of their respective election. No Board member shall serve more than 6 consecutive years. a member may run for election after a 1-year break.

### **Standing Committee Chairpersons:**

Elections Chair:	open
Work Crew:	Ken Benz
GVC Rep:	Earl Eyre
Insurance:	Earl Eyre

**Compliance** – Send all compliance concerns in writing to the Business Office.

**Landscape** – All common areas which include desert like and groomed areas.

**Paving** – Includes private roads (cul-de-sac & townhome driveways) and parking lots.

**Rec Center** – includes buildings, facilities and services within the Rec Center complex.

**GVC** – is the Green Valley Council (formerly Green Valley Community Coordinating Council).

**FS** – means free standing home

**TH** – means townhome

Effective: 2/17/2024

# Treasurer's Report

February 29, 2024

BMO Operating Checking (1851)	\$187,901.56
BMO Replacement Reserve (0725)	\$ 57,818.89
BMO Replacement Reserve (0717)	\$ 31,785.47
BMO CD (6752) 5.1% apy	\$ 8,608.93
Chase Repl Reserve-Zelle (9106)	\$ 17,715.42
Chase CD (8915) 4.9% apy	\$230,000.00
ASCU (905-00) 5.0% apy	\$154,496.50
Petty Cash	<u>\$5.00</u>

**Total Cash Assets** **\$688,331.77**

**Total Liabilities** **\$2,298.53**

- 19 Late
- 24 On Payment Plans
- 1 Deceased\*\*
- 1 Abandoned\*\*

**\*\*Both the Deceased & Abandoned are in Collections**

## **LANDSCAPING/COMMON AREAS**

Ken Benz presented the work crew report for 2023. Ken stated the crew put in 268 hours for cleaning up common areas, saving the association more than \$15k. Ken's report is attached. Ken was also acknowledged for his nearly 20 years of leadership of the work crew.

MaryEllen McEldowney reported:

The professional landscaper sprays four times a year, curb strips included. Homeowners not wanting their strip of land to be sprayed are asked to get a sign out to not be sprayed.

Bert Nido comes 3 days a month to work in the common areas which includes the front of the townhomes. Townhome owners who have landscaping issues need to turn these into the office for them to be placed on the work lists.

## **COMPLIANCE**

Acting Compliance Director Ralph Neil reported 9 complaints were received, six letters were sent out with one letter returned. Most complaints are about weeds being out of acceptable boundaries.

## **ARCHITECTURAL**

Earl Eyre thanked all Architectural volunteers that help and are mostly responsible for achieving the 90% completion rate of all submissions this year. There were 80 requests for approval, 6 in December. Earl read from the CC&Rs on responsibility for work done inside the home or in the yard, the homeowner should go through the committee by filling in an official request.

## **PAVING/ROADS**

In 2024 cul-de-sacs 1-6 and East parking lot will be sealed and repaired as needed. Jim has met with contractor OSP that did the asphalt work last year to get bids for asphalt driveways and cul-de-sacs with big cracks.

The normal cycle for seal coat and repairs is that each phase will be done every 3 years with a 2 year off period between phases.



## **Additional Information:**

Tony brought up The Villager of the Year nominations and asked for volunteers to be on this committee. Penny Malevich, Judy Squires, and Diane Hubbel stood up as volunteers. Tony asked this be done by the March 20 BOD meeting.

**Please notify the office (520-625-9851) if you have someone in mind for this recognition.**

**Information needed is who you would recommend and why.**

**TRY to ATTEND the MARCH 13<sup>TH</sup> PLANNING MEETING at 1:00 pm in the Rec Center.**

**BUT BE SURE to ATTEND the MARCH 20<sup>TH</sup> BOARD MEETING at 1:00 pm in the REC CENTER.**