



**MEETING MINUTES**  
**BOARD OF DIRECTORS**  
**Wednesday, March 27, 2019, 1:00 p.m.**  
**Recreation Center, Lounge I**

**(note: minutes not final until read and approved at the April 2019 Board meeting)**

- 1. The meeting was called to order by President Georganne at 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 17 members/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

Brad Richards had a request from his wife regarding the pot holes on San Ignacio. They would like them repaired. (Who sent what?) Send to GV Council.

Kathy Brethour came to discuss personal liability while teaching classes. She wants to know what she needs to insure her teaching classes and if she needs to do it. We told her that if something happened to one of her students, that she and the board can get sued. If you teach a class and charge participants then you have to have insurance. Members asked about waivers being signed by the participants of classes. We are not sure that a waiver will work. Bill Wilson has a concern due to his wife not being able to participate and does he need a rider on Home owner's policy. Georganne said that probably won't work. If someone charges for the class you teach on HOA property the teacher needs to provide insurance coverage. Good idea for all instructors to have participants to sign waivers.

Someone questioned breakfast in a bag and if they would need insurance. About 80 people are booked to attend the breakfast in a bag event. Jack Bourquin requested a large pot for this event. As there are too many people in the kitchen and it can become a safety issue. The Rec Director was asked if the HOA can purchase one.

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 2019 were read by Cindy Doty.

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***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.

Georganne reported for Maggie Heide:

Balances: As of	
Checking Account	\$173,075.73
Money Market Reserve Account	\$74,188.87
Replacement Reserve Account	\$237,939.64
Total Cash Assets	\$485,254.24
Fixed Assets	\$21,746.75
Total Assets	\$507,000.99
Total Liabilities	\$1129.16

Past due accounts: All are now paid except for one (1) which is an empty lot assessment. We have \$50 petty cash.

***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  
 She reported that the sewer and water pipes are still an ongoing issue. She has gotten a quote for both. Sewer is all that is needed. She will have the GV council help with this to push it forward. She would prefer one policy with all the addresses listed on it. This is still in works with lease with Spring point and then once complete we will send to the attorney.

- Vice President Deb Kenyon reported:

Welcome to the new PC Sheriff Station commander: Lt. Derek Ogden Supervisor

Steve Christy’s report: There is another vote pending for the Stonegarden grant.

HB 2109 has passed the House. This would enable the RTA to levy sales tax for transportation. If it passes in the Senate we’re unlikely to see anything until 2023.

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119 repairs are incomplete because ADOT is installing “quiet surfaces” which requires specific weather conditions.

Park updates: All trails will be for walking only at this time.

A 20 minute presentation on “Know Your Water” was given by Suzanne Eden, PhD Assistant Director of U of AZ’s Water Resource Center. A public access website of their survey results is: [wrrc.arizona.edu](http://wrrc.arizona.edu)

Shredding event will be held on May 11 from 9-12 noon at Green Valley Village Mall.

The doors are being blocked open again please do not do this. Two non-members were allowed into the Rec Center by a resident to play pickleball or they were let in by ringing the buzzer. Please do not do this as this is a liability issue for our HOA and it is private property. If something happens we can be sued. If you bring a non-residing guest to the courts you have to be with the guest and if something happens to them you are liable.

**6. STANDING/AD HOC COMMITTEE REPORTS( What committee is that?)**

a. Architectural Committee: Chris Christensen reported: no report

b. Compliance & Paving: Linda Keller / Cindy Doty reported:

Linda reported that the paving went well. Cul de sacs 7-13 and the direct access driveways were done March 20, 21, & 22. The homeowners were notified by flyer. The response was amazing and as far as I know there was 100% cooperation with our requests.

Linda reported she received six reports for compliance in March. One is resolved. Another is pending. One was a civil matter, homeowner has been notified. Two are in the process of complying as well as another one from last month. One is pending.

c. Common Area Landscaping: Jim Riechers reported

His team is keeping up with stuff. Reports keep coming in and he is trying to keep up with them. The weeds are going to get sprayed, not sure when but soon. Jim got approval from Trico for the transformer box to be painted by our artists in our HOA community. They just cannot cover the numbers or warning labels. Many members want things removed and trimmed up. Jim will have Bert remove any trees this summer that could cause a foundation problem in the future.

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d. Rec Center Maintenance: Chris Christensen reported.

Chris is concerned with security issues and gates being propped open. It is a violation of county, state and federal law to have our gates left opened. If a child was to get in and drown, it would be our liability. The health and safety inspector was here. He had three issues regarding pertaining to the Rec Center: 1.) Our pool signs were out of date and we have ordered the new ones that have the updated rules on them.

2.) All of our chain link fencing is out of code as the openings are two inches and they should be 1 ¾ to be in code for Pima County Health Department. The inspector said that there is no time line at this point to correct it, but we are not in code. Chris thought about putting some kind of wire over the fence, however, no decision has been made about it at this point in time. Members recommended to get rid of green material on fence as it doesn't look good and not sure of the purpose anymore.

3.) The inspector noted that the gate at rear parking lot not up to code. The height of the lock/latch assembly should be 54 inches above grade.

We need to repaint the bricks around the fountain with masonry paint.

Chris rewrote our employee PTO policy (Leave, sick or vacation time) for us so we are now in compliance with the law.

## 7. OLD BUSINESS

Georgeanne said that several people are in arrears for their HOA dues and have been sent collection; we should cut off their access. There was a motion to approve that, and it was seconded and approved. The bocce ball court was brought up and a member thought we could use courts five and six of the shuffleboard area. Members also mentioned using the horseshoe pit as an option for the bocce ball court.

## 8. NEW BUSINESS

Deb mentioned we are in the process of exploring electronic voting. Each member would be given a code or pin for voting by lot number. The cost would be very minimal compared to what we are paying now to send them out and receive them back. Other smaller HOA's price to set it up was \$20. Our would investment would be \$80 to \$100 due to our size. We would be able to collate and tabulate through the computer. It would be more efficient for us this way. Those that do not have a computer would be able to use our computer in the HOA office. We would like more than 51% returns. This would save us a lot of money. It would eliminate human error as

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well. We would be able to have members update their emergency contact information also at this time.

**9. ANNOUNCEMENTS**

Deb Dennison thanked the HOA board and a round of applause was given by all for their hard work.

The next Board Meeting is April 24, 2018 at 1:00 pm.

- a. Next Board Planning Meeting Date & Time: Wednesday, April 17, at 1 pm.
- b. Annual Member Meeting will be on Monday, January 27 at 6:30 pm**

***A motion was made and seconded to adjourn at 2:00 p.m. The Board vote indicated unanimous acceptance.***

Respectfully submitted,

Cindy Doty

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