

BOARD of DIRECTORS

Planning Meeting

Villages of Green Valley, Inc.

1:00 pm Wednesday, March 13, 2024

1. Call to order, establish quorum (Directors present 9; Directors absent 0)
13 Homeowners were present.

ANNOUNCEMENTS:

Tony explained that \$154+K was moved into a new ASCU RR fund 9-month CD.

BMO bank now offers Zelle payments. Starting with the 2025 yearly Assessments, we will be using BMO instead of Chase Bank. These funds will go directly into our Operating account instead of having to be moved from one bank to another.

Election process – Two people have volunteered to take over this as Deb Hiedeman has stepped down. An election debriefing will be held on Thursday, March 14th at 10 am to go over the 2024 election process and to introduce the two new volunteers who have stepped forward for the Election Chair.

Payment Plan policy update – Sherry Porter, the new Treasurer, will be drafting a new Payment Plan for 2025. Tighter guidelines will be set up to better limit the number of late and delinquent accounts.

Status of delinquent accounts – Sherry reported that late letters will be sent out, giving the homeowners 10 days to pay in full. Payment plans for these are no longer available.

Villager of the Year – Judy Squires reported her nomination committee will have the results for the next Board meeting on March 20th, 2024.

BOARD ACTION ITEMS:

Political events using Rec Center facilities – Tony read a letter from a Homeowner with concerns about reserving the lounge for parties.

Lounge 1 had been double booked by mistake and the second party had been moved to Lounge 2. (This letter is attached to this report) Tony and Earl reported they talked with the Attorney. They were told that HOA's can't restrict either political or religious meetings or gatherings, but HOA's can restrict who attends – as far as meetings or gatherings being open to general public attendance. (such as posting flyers or sending emails to announce the meeting or gathering.) By limiting the type of parties, we open the HOA to legal problems.

Booking or reserving the Rec Center rooms was discussed at length. Michael Tonn asked how many attendees can be allowed – Lounge 1 can have up to 144 persons at one time (per the Fire Department). Joanne Rolston asked if there are any limits to how many Homeowner's can bring in for a party. Again, the total number of people attending a party is limited to 144 persons in Lounge 1. Dianne Hubbell (the second party) had signs posted for her guests on which door they were to use but a few of them walked in on the other party and were asked to leave.

Earl Eyre stated that the Attorney did advise that we put on the reservation form that we are not liable for any injury.

Bob McComb stated that it be made clearer to the office about ending times of set activities, i.e. cards.

Updates on Bacanora & San Mateo properties – Tony explained that liens are automatically placed on properties whose assessments are not paid in full. These liens will automatically start to drop off the property after 6 years, one year at a time. It is most likely that the San Mateo property, which hasn't paid for 6 years, will never pay up. He explained that by placing a Lien of Foreclosure it 'freezes' these liens and keeps them on the books. The Bacanora property hasn't paid for 4 years. Tony & Earl talked with the Attorney about both these properties, and he explained that we have the right to seize and resell the properties, but the current homeowners have the right to contest this. If they contest it, then we are out the considerable amount of monies we've spent on doing so. The Attorney also advised that if we do go forward with the foreclosures, and it is not contested, we are still potentially out of a lot of money as when the properties are sold, if

there are any mortgages, then the mortgage holders get their money first and we can only collect what is owed in past assessments. We can not make any profit from the sales. The Attorney does not feel it would set any precedence for other homeowners to not pay their assessments. He also stated that as far as HOA's are concerned, ours is remarkable in that out of 480 lots, we only have two significantly delinquent accounts outstanding.

Pickle Board backboard request – Rex Stucker, homeowner who made the request was not present. Tony reported that this backboard would be attached to the fence (stationary) by the present basketball hoop at the one end of the tennis court. The HOA would buy the materials and the Pickle Board players would build it. The Board will vote on this at the meeting.

Seal Coat project for cul-de-sacs 1-6, direct access driveways & east parking lot – Jim Cortez reported that Old Pueblo Sealing gave an estimate of \$22,759.00. This project or Phase consists of 95,982 sq ft, or .23 cents/sq.ft. The average cost in Arizona is .30 to .50 cents per sq. ft. This Phase will include crack filling, also restriping and directional arrows in the East Parking lot. Seal Coating our cul-de-sacs, Townhouse direct access driveways and parking lots is a 2 phase procedure. One Phase was completed in 2021 with the second phase to be done in 2022, however, the HOA didn't have a Paving Director to oversee this in 2022/2023. That's why it's being done in 2024. The paving timeline has changed. 2025 will be a pause between phases, with the paving projects starting again in 2026.

Proposed Parking Rule update – The Board has a copy for it's review. The new proposed rule will be posted on the bulletin board and will be voted on at the Board Meeting.

Request for dog variance – This will be voted on at the Board Meeting.

Change in BOD meeting schedule – Proposing to move the Planning meetings and Board meetings to the 1st & 2nd weeks, starting in the Fall. This will be voted on at the Board meeting.

How to pay for the 2024 Seal Coat project – One option is to reinstate the Townhouse Maintenance Fund which was specifically set up for driveways, cul-de-sacs and townhouse maintenance. This could require Townhome owners to pay an additional assessment

strictly for the paving. After much discussion by both the Board and Homeowners present, MaryEllen stated this needs to be put on the Agenda for the Board meeting. Possibly set up a committee to study & research the CC&Rs about this. She brought up that the Auditor had given the HOA a letter that we are not in Compliance with our CC&Rs. Earl stated that we need to table this for now. He also would like to see a study done that puts all of CC&Rs on this subject together so everyone can have full information before anything is decided.

Option 2 would be to fund this paving project totally from the Replacement Reserve.

Emergency Contact List; who should be listed – This is a list of people to call in case of any problems or concerns with the Rec Center. The Board needs to decide who will be on this list.

Report of Directors/Officers (issues, concerns, etc –

Compliance – no report currently.

Rec Center – Bob McComb would like to see signage on both gates that prohibits dogs (except for Service Dogs) from being brought into the center compound.

Architectural – so far there have been 14 requests in 2024 with 4 or 5 still being addressed/processed.

Treasurer – 19 late/no payments

24 on payment plans

1 abandoned

1 deceased

Late letters are being sent out, giving the homeowners 10 days to pay in full and informing them that they are not eligible for payment plans.

Landscaping – MaryEllen reported that she is working on 2 problem areas. 1 is the ditch at the top of Rio Sonora. This will be a longer-term project as there are various Pima County depts that are a part of this project. 1 PC dept is the Flood Control who wants to bring in loads of sand and another is Arizona Dept of Transportation, who is looking at the deterioration of the county road.

The second problem area is behind cul-de-sac #6. There is a large drainage culvert off Rio Rosaldo that empties directly into our wash. It has created a deep hole that is getting bigger and causing the sides of the wash to erode.

MaryEllen is calling for volunteers to help in finding solutions to both of these problems and who will work with the Pima County departments on these issues.

Other Information –

MaryEllen would like to see the Volunteer Appreciation Day continue each year. It was very well received and attended.

She would also like to see all the Board of Directors events posted on the bulletin board, on the website and blasts put out.

Nancy reported that our email server (gmail) went down, not allowing any blasts to be sent out. Gmail then restricted how many (500) could be sent out in one day. (**One** HOA blast consists of over 500 email addresses.) She has worked with our IT representative on this issue for several days and now have gone back to Outlook. However, she is still having problems with getting blasts to go out so will be working further with our IT.

Nothing further was discussed.

Meeting adjourned at 1450 hrs.

Respectfully submitted,

MaryAnn Jackson

Secretary