

January 16, 2025

Greenview HOA Annual Meeting for 2024

President's Report

During the spring our landscaper, J.R. and his team prepared for what was forecasted to be a hot and dry season by doing several tasks that would help our plants and trees to survive. This included trimmings and ensuring our irrigation system was in good repair. These are our major expenses:

I-Trimming-

1. 14 Bottlebrush trees
2. 20 Mexican palms
3. 23 Palo Verde trees
4. 2 Mesquites
5. 1 Sissel tree

II-Plumbing

1. 11 valves were replaced, some major 1 ½ inch and some 1 inch in diameter. 1 was an emergency while the others were “*do quickly!*”
2. Numerous irrigation heads were repaired and or replaced.

III-Home maintenance and repairs

1. All rain gutters and down spouts, and flat roofs were cleaned.
2. 3 roofs that had minor damage were repaired.
3. All the asphalt roofs were inspected in 2023 by our 3-year plan and repairs (which were minor) have been performed.

IV-Tree removal and/or replacement:

1. 4 trees or plants were planted where large old dead trees were removed.
2. 2 Bottle Trees removed
3. 1 Ash tree was removed
4. 3 Pine trees were removed
5. 3 Palo Verde trees were removed

6. Numerous distressed cactus plants were removed

NOTE: A special thank you and our appreciation to J.R. and his team for all the hard work they do weekly to maintain the landscape beauty of our properties! Please share your thanks with them also!!

V- The Board members and our property manager received numerous calls from realtors and prospective buyers seeking information about our HOA, its structure, rules and regulations, and dues were among the subjects.

VI- The periodic review of our CC&Rs was completed by a committee of board and owner members and they were reviewed by an attorney. They are now ready to be mailed to owners for review and vote. We need a vote by 67% or more owners! The renewal of our insurance policy will occur shortly.

VII- Our Webmaster is Linda Wagner, replacing Cindy Rucker, who did an outstanding job setting up our website and managing it for 5 years. A big thanks Cindy. Linda has gotten involved with the operation and management.

VIII- The Board of Directors has contracted with Colby Management to introduce a new data management and communication program, and the board and the owners will learn more as it is installed.

IX. A big thank you to our board members who have completed their current terms of office-Mary Jo Blum and Ron Rezny. Also thank you to Janet Edward, Lou Wagner, David Price and Bob Conen for their work and support of the Association.

X- Our property manager Heidi Hall has been doing a great job caring for us.

XI- Thank you to the Briarwood Country Club for their hospitality in use of meeting rooms during the year.

XII- Lastly, the Property looks great, we have strived to maintain the property values and most importantly have kept the HOA solvent!

Thank you for your support and attention!

We will take questions during the Homeowners Forum in a few minutes!

Respectfully submitted by Glenn Austad, President 2024

