

GREEN VALLEY TOWNHOUSE ASSOCIATION 5, INC.

Minutes of the Second Annual Meeting of Members January 17, 2020, at 12:30pm

Location of Meeting:

Friends In Deed
301 W Camino Casa Verde
Green Valley, AZ 85614

The Second Annual Meeting of the Members of Green Valley Townhouse Association 5, Inc. (GVTH5) was called to order at 12:30pm by President Betty DeVoto. After welcome comments to the 12 homeowners present, Ms. DeVoto acknowledged that a visible quorum was evident and moved directly into the business before the meeting.

1. Approval of Minutes of Special Meeting

As Minutes of the special meeting held October 15, 2019, had been posted on the website, Ms. DeVoto asked whether anyone wished to hear the minutes read, with no one responding affirmatively. Therefore, upon motion of Vivian Sanchez, seconded by Dave Hinkle, that the Minutes be approved as written, the motion passed unanimously.

2. Reports of Officers

PRESIDENT: As President, Ms. DeVoto thanked the transition team and Board Members for their assistance in the reorganization into GVTH 5. She also said farewell to two Board members who would not be continuing in 2020—Linda Huckaba and Bill Wells.

She thanked the Neighborhood Advocates who assist the Board in distribution of materials and the homeowners who have made such effort to continually make our neighborhood a great place to live.

She noted that two of our homeowners made the front page of the Green Valley News—Mary Hill for December 7 memories, and Gudrun Price for her generous donation to SAV.

Reminding everyone to regularly check our website, she thanked Vivian Sanchez for her design and constant updating of it. She particularly called attention to the many helpful tips and links found there. She reminded us how important Green Valley Council (GVC) is for all the HOAs in Green Valley. Because Green Valley is not incorporated, GVC acts as our intermediary with Pima County officials and officers, championing our causes and providing vendor resources, educational resources and responding to many of our requests for assistance. She notified us that GVC dues were increasing next year to \$12/Lot annually—up \$2.50/lot. She noted, however, that no dues increase was planned for our HOA because of that increase.

Mr. DeVoto reminded us to beware of scams, noting fraud is the Green Valley District of Pima County Sheriff's Department's number one crime. She also noted that the 2020 Census is coming. Census takers are needed, and information how to apply will be mailed to homes in mid-March. We can also visit the website at 2020census.gov for more information.

VICE-PRESIDENT: Vivian Sanchez gave a report on the Las Yucas drainage problem. She mentioned the various procedures and contacts she had made in an effort to prevent water from entering the back yards and patios of homes on Las Yucas affected by the runoff from businesses on La Canada, erosion, and other issues. After many phone calls and meetings, Vivian had determined:

1. The alley itself belongs to GVTH 5.
2. The La Canada business owners are unwilling to do anything not specifically ordered by Pima County.
3. A non-profit, Watershed Management Group, had been helpful in providing contacts, referrals and even a potential answer to the issue.
4. The final analysis recommended an 8" berm be constructed, at a cost of approximately \$4,000, to stop the water from flowing into the yards. Obstacles to the actual construction, however, were:
 - a. Gates from patios opening into the alley
 - b. Traffic using the alley such as garbage trucks, utility vehicles, etc and their access
 - c. The fact that no one could be found who would actually build the berm.
5. The expense to the HOA to learn all this amounted to \$450.
6. Further work to alleviate the problem will be left to the affected homeowners.

TREASURER: In Bill Wells' absence, assistant treasurer Vivian Sanchez had posted online copies of the 2020 Proposed Budget and provided copies at the meeting as well. In addition, she provided copies of the certified Profit & Loss Statement for 2019 prepared by TW Bookkeeping dated January 15, 2020.

PROPERTY MAINTENANCE: Andrew Williams reported on the process he and his committee were following when owners needed to have their attention called to infractions of the CCRs. Especially since there are new requirements, the Committee is trying to handle infractions by gentle reminder before writing letters and assessing fines. He reported very little need to go past gentle reminders. Most issues related to animals running loose and yards needing work.

He reported the success of the first Neighbors' Night Out event in October and asked for dates/offers to host for a spring meeting. Anyone wishing to give input should contact Andrew Williams or one of the Board members.

3. Election of Board of Directors

Ronnie Hill and Lisa Allen had been chosen as the Nominating Committee to select potential Board members to serve for the year 2020. Following their meeting and selection of

candidates, Vivian Sanchez had posted an official Ballot on our website. She had also seen that those who preferred had hard copies, and further copies were provided at the meeting.

Ms. Hill reported that 27 ballots had been submitted and validated, with most casting one vote each for the candidates. There were no write-in candidates. Ms. DeVoto inquired three times whether there were any nominations from the floor. Having received none, she asked Ms. Hill to name the newly elected Directors, who were:

Betty DeVoto
Vivian Sanchez
Andrew Williams
Lisa Allen
Ronnie Hill

Upon motion made by Mary Clare Lynch and seconded by Swamy Sumathi, the slate of Directors was unanimously approved.

4. Adoption of 2020 Budget

The President asked if there were any questions regarding the proposed 2020 Budget. After discussion a motion was made by Dave Hinkle to adopt the budget as written. It was seconded by Swamy Sumathi and unanimously approved.

5. New Business

A reminder was voiced to keep the Board informed of any unusual or unexpected events so that they would be prepared to handle inquiries. Off-site owners who rented were reminded to keep the Board apprised by filling out the Renter/Tenant information forms.

The constant question of repaving of our county-maintained streets was addressed, with some possible evidence our HOA would at least be considered in the new procedures Pima County recently adopted for that purpose.

6. Adjournment

Following a general discussion, there being no further business, on motion by Doris Miller and seconded by Diane Burr, it was unanimously resolved to adjourn the meeting.

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Submitted by

Linda Huckaba

Linda Huckaba
Secretary

Betty DeVoto

Betty DeVoto
President