

GREEN VALLEY TOWNHOUSE ASSOCIATION 5, INC.

Minutes of the First Annual Meeting of Members

April 5, 2019, 1 p.m.

Location of Meeting:

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

The first Annual Meeting of the Members of Green Valley Townhouse Association 5, Inc. (GVTH5) was called to order by Acting President Betty DeVoto. After welcome comments to the 23 homeowners present, Ms. DeVoto inquired whether a quorum was present. Acting Secretary Linda Huckaba assured Ms. DeVoto that a quorum had been achieved.

1. Election of the First Board of Directors of GVTH5

Ms. DeVoto explained that, following the dissolution of the former Green Valley Townhouse Association 125—of which we had been members—all necessary procedures to form a new association and to call the current meeting had been handled by volunteers. Prior to the conduct of any official business, Arizona statute required the election of a Board of Directors by the current owners of properties in our Association. Therefore, our required first order of business was to elect a Board of Directors.

Ms. DeVoto further advised that Ballots to elect such a Board had been distributed in advance of the meeting and that owner Mary Clare Lynch had been appointed to validate and count the ballots. At Ms. DeVoto's request, Ms. Lynch reported that 22 ballots had been submitted and validated, with one additional ballot having been submitted and invalidated. No write-in candidates had been proposed. Ms. Lynch inquired three times whether there were any nominations from the floor. Having received none, Ms. Lynch stated that the elected Directors were:

Betty DeVoto
Vivian Sanchez
William Wells
Linda Huckaba
Andrew Williams

Upon motion made by William Wells and seconded, the slate of Directors was unanimously approved.

2. General Discussion by Members

Ms. DeVoto introduced Vivian Sanchez who fielded questions from the floor. Discussions followed related to both general and specific neighborhood maintenance issues, color palates, responsibility for the 5-foot easements behind each homeowner's properties, and other general items. Ms. Sanchez advised that the governing documents of GVTH 125 would remain in effect until we could rewrite and have our own Bylaws and Covenants, Conditions & Restrictions (CCRs) approved. She stated that although many hours had already been invested in rewriting those documents, they were still incomplete. When new documents have been completed, the next step would be submission to our attorney for further examination before being presented to the members for approval.


3. Thanks to Volunteers

Mary Clare Lynch and Mark Fetter expressed thanks to the volunteers who have worked to bring GVTH 5 through the dissolution and to the place of being able to elect a Board of Directors to continue moving us forward.


4. Adjournment

There being no further business, on motion by Betty DeVoto and seconded, it was unanimously resolved to adjourn the meeting.

Submitted by Acting Secretary



Linda Huckaba



Betty DeVoto
Acting President