

Green Valley Townhouse 5 Meeting Minutes 20 January 2023

The Green Valley Fire Department (Captain Comaduran, Firefighter Crain, and Probationary Firefighter Rau) presented an overview of its services to residents. Most importantly, they reminded all of us to always call 911 for assistance. The 911 operator will direct the call to the appropriate responder.

Following this presentation, President Betty DeVoto called the meeting to order at 2:40 PM. Treasurer Ronnie Hill offered Betty public thanks for her commitment to the association in her role as President.

Officers present: President Betty DeVoto, Vice-president Courtney Bobbitt, Treasurer Ronnie Hill, Secretary Rich Stottlemire, Director Andrew Williams **Guests** present: Mary Clare Lynch (left early), Gudie Price, Beverly Bobbitt, Sharon Foster, Linda Huckaba, Lisa Allen, Cathy Walker, Linda Lewis, Steve Davis, Cathy Switzer, Corinne Hart, William Wells, Pat Black, Kenneth Humfleet, Dawn & Cameron Perry

A motion was made and seconded to approve the Minutes from the Annual Meeting of Jan. 17, 2022.

President's Report

Highlights for 2022

- * * 5 sales turnovers
- * * Street paving
- * * Bulk Pickup
- * * Ken Humfleet volunteered to be lamplighter
- * * Beverly Bobbitt researching adoption of medians in GVTH 5
- * * Fire Suppression Assessment
- * * Rich Stottlemire volunteered to be Secretary
- * * Nominating Committee chaired by Ronnie Hill recruited additional Board nominees

Treasurer's Report

Account Balances:	12/31/2022
Chase Checking:	\$26,173.05
BMO Harris CD:	<u>\$20,849.97</u>
Total:	\$47,023.02
2022: Income:	\$7,072.80
Expenses:	<u>\$2,871.70</u>
Unused:	\$4,201.10

2023: Proposed Budget

Income: \$6,860.00
Expenses: \$5,225.00

In view of the large balance in our checking account Treasurer Ronnie Hill recommended a transfer of \$10,000 from that account to the certificate of deposit. The motion was introduced, seconded and passed without objection.

CD: \$20,849.97
Transfer: \$10,000.00
CD Total: \$30,849.97

The 2023 budget was presented and adopted without objection.

Director of Property Maintenance Report

Parking in prohibited areas was the biggest problem this year. CC&Rs expressly prohibit parking in alleys, side yards, or behind your homes. The committee will begin the process of implementing tow-away zones in the alleys.

Another frequent complaint made by a resident in 2022 was the appearance of carports. The Property Director will introduce additional rules for carports in the next several months. In September, a new committee, Rules, and Regulations, was formed to clarify existing CC&Rs. The lamplighter program was a great success, with twenty-six lamps serviced. Finally, the Legal and Safety Committee focused in 2022 on documenting and conferring with residents who were victims of crimes. A priority in February is for GVTH5 to implement the Neighborhood Watch Program. Neighborhood Watch is being coordinated through SAV (Sheriff Auxiliary Volunteers). Ideally, how the use cameras located on the homeowners property (Ring, Nest etc.) and their recordings, can now be included as part of the “watch” in our neighborhood.

A plea from the Director. Please respond to the Courtesy notices. You must contact the Property Maintenance Committee if you receive a message or have questions about CC&Rs. Starting in February 2023, The Property Maintenance Committee will not recognize carve-outs or exceptions made outside the Property Maintenance Committee.

Property Maintenance Committee Summary Report, 2022:

Worrisome homeowner incidents of trespassing, vandalism, or harassment. Las Yucas (1), Los Robles (1), and Los Olmos (2). Additionally, two separate incidents of carports occupied by vehicles not belonging to the homeowners and not having permission to park at the residence. (Los Robles, 2)

Architectural Committee Summary Report, 2022:

The committee 2022 approved two metal yard gates, a carport storage bin for Republic containers, a secure patio storage unit, and a flagpole. The Treasurer granted financial approval

to begin the GVTH5 street house number program. The committee identified nineteen homes with no street numbers or weathered or unreadable numbers. The committee also approved the median design on the condition that the small section of land at the corner of Esperanza and Las Yucas and the bare strip of median running west to east parallel with 11 Las Yucas also be treated with rock and plants.

Discussion Items

Unpaved Alley Remediation Vice President Courtney Bobbitt reported on the meeting that was coordinated between Pima County Public Works Manager (Flood Control Division), Luke Heinzelman and his assistant Shawn Morrison together with Tony Dinardo, Ronnie Hill and Courtney, to address/ assess the erosion situation that has occurred in the alleyway behind Tony's house. It was determined that the primary cause of the erosion was result of rain water run-off draining from the houses to the road. It was also determined that the Pima County Flood Control vehicle (truck with shredding machine attached) that had parked there for a short period of time did not contribute to the erosion situation. It was also confirmed that the Alleyways - unpaved and paved, were owned by GVTH5 HOA and it was responsibility of the homeowner to keep any vegetation trimmed and off the alleyway as it pertains to their property, and the HOA was responsible for maintaining the alleyway (roads, weed/ control, tree trimming). Bottom line, maintenance of the alley is the responsibility of GVTH5, not of Pima County. However, Courtney was able to persuade the Pima County reps to mitigate the erosion problem this time with a "one time courtesy repair" to GVTH5.

Esperanza Median Project Beverly Bobbitt led a discussion about the Esperanza median project. Without objection, the beautification proposal was approved. Funding from GVTH5 is estimated at \$10,000. Beverly will continue to solicit bids for the project.

Officers Election Following tabulation of the ballots, Bill Wells reported the results of the election. All candidates were voted onto the the Board of Directors. Also, of the 24 ballots received, 21 voted "Yes" for the Esperanza Median Project, 3 voted "No".

There were no additional discussion items, and Betty DeVoto adjourned the meting at 3:17PM.

Executive Session

The newly-elected board members met immediately following the board meeting to elect board members to specific posts. Ronnie Hill was elected President, Courtney Bobbitt was named Vice President, Sharon Foster, Treasurer; Andrew Williams, Director; and Rich Stottlemire, Secretary.