

Green Valley Townhouse Association 5, Inc.
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Minutes from
Annual Membership Meeting
January 21, 2022
Friends in Deed, Room D
1:00pm

1. Roll Call/Report of Quorum

President Betty DeVoto called the meeting to order at 1:00pm and established certification of Quorum

2. Introduction of board members and introduction of members present

Ronnie Hill (VP/Treasurer) introduced board members: President, Betty DeVoto; Secretary, Lisa Allen; Director, Andrew Williams. Members present; Doris Miller, Marjorie and Del Gray, Gudrun Price, Cathy Switzer, John Knox, Linda Lewis, Linda Huckaba, Cameron Perry, Courtney and Beverly Bobbitt, and Cathy Walker.

3. Approval Of Minutes from June 23, 2021

President asked for approval, of the Minutes. Motion carried and approved by members present.

4. Treasurer's Report (includes 2021 income/expenses and 2022 budget)

Ronnie Hill reported as of end of year 12/31/21 Checking account balance: \$22,004.60, Savings/CD: \$20,842.17 = \$42,846.77.

Ronnie noted the increase in the 2022 budget is for alleyway routine maintenance (weed abatement and general cleanup) to occur seasonally. Additionally, the need to repave the asphalt alleys may happen this year at an approximate cost of \$12,000. The money in the checking account should pay for the paving and would allow the savings account/CD to remain. There were 6 transfers of titles.

President asked for acceptance of the Treasurer's report. Motion carried and approved by the members present.

5. Committee Reports

Report from Property Management/Architectural Committee(s)

Beverly Bobbitt volunteered to be on the Property Management Committee since she plans to join the Green Valley Gardners.

Director Andrew Williams reported that the Property Management Committee focused on the safety of our homeowners and required maintenance; specifically, keeping palm trees and all vegetation trimmed away from homeowner's shared sidewalks/roofs and proper upkeep of our

our lampposts. A discussion was held regarding individual homeowner's installation and use of security cameras. Future guidelines will be researched. New Homeowner Ken Humfleet has volunteered to be our "Lampighter, to include painting posts, replacing bulbs and/or sensors. All supplies will be provided by GVTH5.

Andrew also reported he had received complaints regarding weeds, palm trees and their debris, dogs off leash, dog attacks, dog waste in alleys, trespassing, questionable alley traffic, exterior wall appearance, speeding cars and communication between homeowners and their tenants.

Additionally, Andrew reported that the Architectural Committee had received four requests for exterior changes and one request for remodeling. All were granted. New homeowner Tony Dinardo has volunteered to be on the Architectural Committee.

Warning letters regarding violations were distributed to members present and will be implemented in the near future. Most homeowners have been great when contacted and immediately resolved the violations.

Our current Republic contract includes one curbside and one roll-off dumpster annually. The possibility of the Association providing curb address numbers was discussed.

The Committee is working on a complaint/suggestion form.

6. Board of Directors for 2022

The Nominating Committee, chaired by Ronnie Hill (VP) reported that efforts to recruit new Board members resulted in only one homeowner (Courtney Bobbitt) volunteering. Ronnie advised that all four of the 2021 Board members agreed to stay for the 2022 one-year term. Since our Bylaws state that up to seven members can be on the board, President requested a motion by acclamation to add Courtney to the Board for 2022. Motion carried and approved by the members present.

7. Pima County Board of Supervisors Green Valley/Sahuarita Representative for Steve Christy, District 4 Tom Berezny presented information regarding the organization of Pima County Governance. Also discussed was his suggestion to the Green Valley Gardners to address our median between homeowners and Esperanza Blvd. and with funds from the Green Valley Council Foundation, the Gardners have agreed to adopt the median, doing maintenance not being done by the County. They will require GVTH5 to pay for any new plantings.

Tom talked about our paved streets. The new rating system by the County rates roads from 0 to 100. The lowest rated road in our neighborhood is Las Yucas at 38. Tom is of the opinion that all of our roads in GVTH5 should make the list for next fiscal year.

Andrew asked Tom about Neighborhood Watch signs for the alleys and Tom was to follow up.

8. Betty reported information from the latest Green Valley Council regarding Red Cross need for blood donors, the latest cell phone texting scam, February is heart month and coyote mating season makes them more aggressive.

9. Betty and Ronnie demonstrated the use of the GVTH5.org website.

10. Motion was made and carried to adjourn at 2:45 p.m.

Board of Directors Organizational Meeting convenes immediately following the adjournment.

No further notice of such is required.

Submitted by

Lisa Allen
Secretary