

# **GREEN VALLEY TOWNHOUSE ASSOCIATION 5, INC.**

## **Minutes of a Special Meeting of Members July 9, 2019, 1 p.m.**

### **Location of Meeting:**

BMO Harris Bank  
270 Continental Road  
Green Valley, AZ 85614

A special meeting of the members of Green Valley Townhouse Association 5, Inc. (GVTH5) was called July 9, 2019, to approve/disapprove the newly written Covenants, Conditions & Restrictions and the Revised Bylaws that will guide our newly formed GVTH5 HOA. The meeting was called to order by President Betty DeVoto. Four members were present in person. Ballots of 26 homeowner-members had been submitted to the Board prior to the meeting. Based on the ballots in hand, a quorum was established.

### **1. Approval of Revised Bylaws and New Covenants, Conditions & Restrictions**

Secretary Linda Huckaba and member Ronnie Hill proceeded to count the ballots. Twenty-six members approved the Revised Bylaws, and 25 members approved the new CC&Rs. No unfavorable votes were cast.

Vice President Vivian Sanchez will communicate with our attorney to see that the CC&Rs and the Bylaws are properly recorded. She noted the effective date of the documents will be the actual recording date.

### **2. Minutes of the April 5, 2019 Meeting**

Minutes of the First Annual meeting of April 5, 2019, were approved as written.

### **3. Water Issues Behind Las Yucas Homes**

The matter came before the meeting of the drainage issue creating problems for our homeowners whose property backs up to the alley behind Las Yucas. Partly because of the failure to provide proper drainage of businesses built at the NE corner of LaCanada and Esperanza, and partly because of changes naturally occurring in the alley, water has come into yards and, in some cases, into the Arizona rooms of some homeowners.

There is ambiguity regarding ownership of the alley. Prior to any modifications being made, exact ownership of the property must be established.

Ms. Sanchez reported that she had been in touch with several government and non-profit organizations to determine how to proceed with determining the extent of modifications needed to resolve the water problems. She will also begin inquiries to prove ownership.

#### 4. Approval of Expenditure for Assessment

In her inquiries, Ms. Sanchez had learned of a non-profit organization in Tucson called Watershed Management Group. They will do an assessment and provide a report on immediate needs and long-term maintenance costs for \$75.00/hour. Once the owner of the strip of land is verified and permission is granted, it was approved to engage the Watershed Management Group for the preliminary assessment.

#### 4. Adjournment

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

Submitted by Secretary Linda Huckaba

  
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Linda Huckaba

  
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Betty DeVoto  
President