

Green Valley Townhouse Association 5
Minutes of the Meeting of the Board of Directors
Friday, September 27, 2024 - Friends In Deed

DRAFT

President Ronnie Hill called the meeting to order at 1:00PM. A quorum was present.

Officers present: President Ronnie Hill, Vice President Courtney Bobbitt, Treasurer Sharon Foster, Secretary Rich Stottlemire. **Guests** present: Steve Davis, Mary Clare Lynch, Gudrun Price, Dani Mains, Pat Black, Bill Wells.

The minutes of the April 19, 2024 meeting were adopted without objection.

Officer Reports

President Ronnie Hill's Report:

1. Andrew's Resignation, Director of Property Maintenance - effective September 15, 2024. Andrew responsibilities were many - he chose to lead the Property Maintenance crew, Safety committee; Architectural Review Committee, and Legal Action/ Rules and Regulations. His departure leaves a huge void in the governance of our community. His contribution to our community's well-being were many, for this he will be missed. With the assistance of current Board and Committee members, we will continue to meet needs of the community until these vacancies are filled
2. Community status: 31 Las Yucas, currently for sale @\$260,000, 71 Las Yucas, currently rented, however, Susan Moran the owner, recently lost her husband, and is thinking of selling. 65 Los Olmos, owner Mark Switzer, listed his property earlier this year, then took it off the market over the summer, however, he intends to place it back on the market in October. 202 Los Robles - owner Norma Herwig, continues to make improvements to her property.
3. Preparing 2025: 2025 Dues Invoice will reflect the increase to \$120. Annual meeting will include elections of 2025 Board, a pictorial presentation (slideshow) showcasing our expenditures; SAV Commander, Doug Kenyon, will be the guest speaker.

Vice President Courtney Bobbitt's Report:

Republic Service Existing agreement signed ends 6/25/2025 My next follow up is late 2/25 to discuss options to reduce cost / renew

Cost for 2024 addressing Unpaved Alley restoration spot services performed and completed by Vales Landscaping negotiated to mitigate erosion with rock installed Charge was \$335

Weed Abatement for Unpaved alley and for Median this year /2024 is scheduled to be executed Oct 15, 2024 schedule by Weedco for a cost of \$475.

There was a notice of this planned preventative service solution and details around care and Best practices suggested by owners included in the September Gab.

Total Cost this year for unpaved alley erosion spot mitigation efforts and restoration care with unpaved & median weed abatement care is less than 2023 at \$810. Total negotiated cost for services outlined that will be paid in 2024 by GVTH5 is **\$810.00** Future Action Item for Discussion centers around the Care of the Paved Alley from my perspective:

I have investigated reliable vendors to share GVTH5 has received 2 initial quotes for Paved Alley Surface prep Seal, crack and fill restoration repair along with asphalt Patching as needed Including repairing damage pave alley areas where dirt/aggregate base is exposed with infrared Asphalt repair - Filling in the larger cracks with rubber material w/ liquid road finish seal

I have 2 vendors to share from onsite assessments Everline and Seal Right both of Tucson have provided initial Quotes to start evaluating

The Cost ranges today are from \$9500 -\$11,000 from Seal Right and to \$14,000 - \$19,500 for remedies that addresses the health of the paved alleys outlined

Choices for these solutions will be confirmed and included on the 2025 ballot

The Paved Alley condition currently has been recommended in need of a strategy over the next 12 Months from the expert vendor opinion.

GVTH5 HOA last addressed the paved alley surface condition in early 2017 - Recommended solution life is typically 3-5 years.

Treasurer Sharon Foster's Report:

INCOME FROM HOA DUES: \$0.00

INCOME FROM HOME SALES: \$0.00

INCOME FROM RENTALS: \$50.00 (126 Los Robles and 71 Las Yucas)

MISC INCOME:

\$46.88 From Gudie Price for traffic cones

\$140.00 From Gudie Price for bench project

LARGER EXPENSES:

\$335.00 Valscape for alley erosion

\$575.00 Rutherford Ventures for tree trimming and removal

\$675.00 Jorge Leon for tree trimming

\$250.00 John Sherman for bench project (\$140.00 donated by Gudie Price)

CHECKBOOK BALANCE AS OF Sept 27: \$9,514.92

BMO HARRIS CD'S: \$10,708.60
\$20,870.84 (matures 10/16/24)

Secretary Rich Stottlemire's Report:

We have updated and simplified the new owner registration form and the annual update form. Homeowners will see the simplified annual update form for the first time in January 2025.

A homeowner questioned the safety and security of data we collect from homeowners. Ronnie assured him that she and Rich have the only copies of these data, and that they are not shared with anyone else unless a release is obtained from the homeowner.

We are working with Republic Services to schedule the bulk pick-up in *October*. As usual, the roll-away dumpster will be put in place in *January*.

New Business

Andrew's Resignation, Director of Property Maintenance - effective September 15, 2024. His time and energy is now needed for the full-time care of his dad. In his absence the President (with the assistance of Board and Committee members) will respond to any of the issues that need to be handled until these vacancies are filled. A motion was made and seconded to purchase a \$100 gift certificate from Az Family Restaurant as a "Thank You" gift for Andrew.

Nominating Committee - With Ronnie's help, Rich has been approaching homeowners with an invitation to volunteer for board service. Four individuals have indicated interest in serving. Each board member serves for one year. We are trying to add members to the board this year, from five members to seven. The additional two board members will be called At-Large members. Election to the board will take place in January at the annual meeting. Ballots will be sent to each homeowner on January 2, 2025.

Lamplighter Responsibilities

Technically, and according to our CC&Rs #4, Owner's Responsibilities (b), "Each homeowner must maintain the original yard/street lamp in conformity with existing and established design, height and location in yard. It shall be furnished with a photo-electric cell for night lighting, and no inside- the -house switch shall be permitted. Burned-out bulbs and failed photo cells must be replaced and lamp post repainted regularly in same original black color." In the past we've had a homeowner who has volunteered their time and expertise towards the maintenance of our lampposts. However, because the lampposts are located on the homeowners "private property", GVTH5 Board have been advised to receive the homeowners permission in which a "GVTH5 lamppost maintenance volunteer " can access the property safely and properly maintain the lamppost. A form is now being created for homeowners to sign if they choose to allow this service to be provided on their property.

It is the hope of the GVTH5 Board that each homeowner will sign the permission form needed to provide this service. If a homeowner chooses not to sign the form - the upkeep of the lamppost will be the responsibility of the homeowner.

Median Update

Beverly Bobbitt (Median Project Coordinator) and Ruth Tamminga (Median Green coordinator) provided the following information regarding the Median. In addition, and during the meeting further discussion included GVTH5's responsibility for the maintenance of the Median for 2 years (Feb. 2024-Feb.2026) therefore, the water cisterns will be in place until February 2026. In an effort to keep the Median looking it's best, and after the \$10,000 investment the GVTH5 members have made to get it to this point, discussion included adding funding in the 2025 budget for spraying of weeds and possible rock replacement once water cisterns are removed.

From Ruth Tamminga

Beverly....you guys and gals are doing a great job, keep up the good work.

Triple A, a Pima County contractor, is going through the medians on their annual clean-up. As you might have noticed in the Green Valley News, we are attempting to raise money from the community for private landscapers to finish the fine tuning the county doesn't do.

You are responsible for the maintenance of the median for two years. The cisterns will stay in place for that period of time. Since there is no schedule for maintenance beyond the two year period, you can donate to the fund we have started and also continue to maintain the medians yourself.

The caterpillars can be hand-picked off if they are causing significant damage, you might want to identify them and if they are going to turn into some butterfly allow them to stay. I had an orange dog caterpillar on my orange tree and it turned into a beautiful giant swallowtail.

I don't know much about termite damage to cactus, you might want to contact the Pima County Cooperative Extension Service here in Green Valley (520) 626-5161. Cows tongue will get big and need to be pruned on occasion, I break off the pads that look bad and next year they fill right in.

Watering can be a challenge, especially with the weather being so variable as of late. A soil moisture meter can be really helpful, I picked one up on Amazon for \$10, doesn't use batteries which is really handy.

Val needs a gently reminder if he promised to replace the Hop Bush, the best time to do that will be in Nov. when the weather is cooler and the plants won't be as stressed. That might be a good time to have any other work done as well."

From Beverly Bobbitt:

Hello everyone, thank you for volunteering your time to keep the plants alive in the Median. Everything looks fantastic.

Once we get thru this hot spell we can adjust our schedule. Let's move to every 2 weeks for bushes/trees/plants including.

Once a month for cactus and agaves.

When we get to the cooler weather at the end of October I think we should just do a once a month watering and if it rains enough let it be.

There has been some caterpillar activity, if you see damage look for the caterpillar and hose down the plant removing any white fuzzy stuff(eggs?).

We do need to have a couple of hours work day to trim up the Texas Rangers, trim the stalks off the Yucca trees and remove one dying cactus plant or hire someone to do that.

Per Ruth at MedianGreen

Our water tanks will be in place until February 2026.

"Cactus

1. Should be watered from the top down.
2. New plantings watered once a week for 6 months. (We are at 7 months now)
3. Established plants should be watered in summer once a month.

All other Plants/bushes and trees.

1. New plantings water once a week from bottom.
2. When new growth appears water every two weeks.
3. Established plants water only when stressed.

Water all plants if they appear to be stressed, leaves curling or turning brown. If you are not sure if you need to water the Don't. If plants get a good rain, at least 1/2 inch or more skip that scheduled watering."

Once again thank you for your dedication and time to this community beautification project.

Beverly

Comments and Discussion from homeowners

The meeting was **adjourned** at 1:20PM.