

Green Valley Townhouse Association 5
Minutes of meeting of the Board of Directors
19 April 2024

DRAFT

President Ronnie Hill called the meeting to order at Noon.

Officers present: President Ronnie Hill, Vice President Courtney Bobbitt, Director Andrew Williams. Report of Quorum. Guests present: Ken Humfleet, Cameron Perry, Kellee Thorpe

President's Report - Ronnie Hill

A clarification regarding Board meeting and Annual general membership meeting Minutes. Approval of minutes from Annual meeting will happen at the next annual meeting. We have been informed - that in order to approve the Minutes from the annual meeting by the Board at a board meeting - we need to bring the issue in front of the members and have them vote on this option. Therefore, we will not be asking for approval of the Minutes from the Annual meeting today.

Ronnie reminded members present that the responsibility of Board members is Protect, Maintain, and Enhance our community. Personally, I feel that every Board member that has been elected for 2024 year, is doing their best in upholding their responsibilities and I would like to thank them for their efforts! And, believe me, it's not always easy - again THANK YOU!

Insurance - A phone conference with Skip Francisco, our State Farm Insurance agent was made on April 4, 2024 @9:15am. He informed of us of the guidelines of our policy, specifically addressing our common areas (alleyways) and the Director on Officer coverage. Skip advised all Board and Committee members "to stay in your lane", in other words, as President I can't give approval for an Architectural Review Committee request. Approval can only be given by the ARC. Everyone needs to remember the limitations of their position and not give permission for something that is out of their purview. Also, Skip informed us that coverage for our common areas (alleyways) and our Director and Officers is sufficient.

The Bench improvement design in the Median has been resolved, and was announced in the Gab. 24 votes were received - 18 voted for Option #2. Fortunately, Gudie Price provided a cash donation to pay for the materials needed to make the improvement - and Ken has volunteered his time and skills to do the improvement. Warren Sargent, President of Kiwanis club, will be providing a new plaque for the bench. They are pleased with the bench improvement! I would also like to thank those homeowners who spent lots of time and their skills into preparing design options for the bench. Thank you Beverly Bobbitt, Cameron Perry, Susan Hershey and Ken Humfleet - this project would have never come to fruition without your help.

Regarding the median project- I would also like to thank the homeowners who are volunteering their time to "water the plants in the Median"! Thanks to Beverly Bobbitt for her guidance, Dawn and Cameron Perry, Pat Black, Kellee Thorpe, Sharon Foster, Linda Lewis, and Ken Humfleet!

Regarding socials: Our thanks to Pat Black for organizing the gathering at Mt View Cafe and Bakery on April 4. 12 of us attended and lively conversation and tasty food was shared by those in attendance. As a result of the gathering at Mt View - Pat Black, Dawn Perry, Kellee Thorpe and Susan Hershey have volunteered to coordinate our next social - A Cinco de Mayo Celebration to be held on Sunday May 5, 2024 @ Pat's place (110 W Los Robles - side yard and patio). Save the date more details to follow.

The phone books are here! Marsha Lenham 520 909 8626 from Baja organization says we can pick up the phone books from the storage facility at Madera Plaza on April 23 or 25 8am-4pm. We get 52! Anyone interested in helping distribute the phone - let me know.

Thank you Cameron for the excellent work with our website and the Gateway Gab - and to Ken Humfleet for keeping our lampposts well maintained.

Vice President's Report - Courtney Bobbitt

We are looking at the paved and unpaved alleys erosion needs by investigating solutions to repair /restore and seal the paved alleyway along with options to maintain and repair erosion needs and best service practices for the unpaved alleyways.

I have met onsite with Everline paving and coating from Tucson and Chip N Seal Asphalt from Tucson is scheduled onsite next week to provide best recommendations and quotes for restoration and maintenance needs.

This will be the first of a few onsite visits with solution quote recommendations. I will arrange to further evaluate as we move thru the year and share information gathered.

Republic Service agreement ends in 2025. We are actively working to reduce service cost through dialogue over next few months.

In addition to alley restoration - weed abatement notices and timeline will be scheduled later this year as ongoing maintenance strategy for the unpaved alley.

Treasurer's Report - Sharon Foster (due to Sharon's absence - Ronnie Hill gave the report)

Account Balances:

Chase Bank Checking:	\$11,747.90
BMO Harris CD's	\$10,448.44
	\$ 20,865.65

Sales/Fees collected:	81 N Las Yucas:	\$1260,00
	262 W Los Robles:	\$420.00
	242 W Los Robles:	\$400.00

Rental Income:	\$100.00
----------------	----------

Director - Andrew Williams

Summary of Spring Report for Board Minutes 4/19/24

The Legal action component of the **Legal Action/ Safety Committee** was **reassigned to the Rules and Regulations Committee**. This was done at the request of the Committee member representing the legal issues, who felt more aligned with the upcoming problems involving the Rules and Regulations Committee. Given the expected growth of the Rules and Regulations Committee, this is the more appropriate area for the legal part of the committee.

Since January 1, 2024, the **Property Maintenance Committee's** compliance team has issued twenty notices or warnings to GVTH5 homeowners.

The Architectural Review Committee approved the following homeowners' requests: 126 Los Robles - A second metal gate that was cut into the adobe patio wall; 142 Los Robles- A tan retractable wall awning along the back patio wall; 174 Los Robles- A large palm tree removed from the front yard; 222 Las Robles- painted lattice work in the carport; 81 Las Yucas- Exterior painting including yard fence, 35 Los Pinos- Front door painted weathered brown, 96 N Los Olmos- Black solar screen in front bedroom window. The ARC compelled the owner of 81 Las Yucas to change the color of the front door, which was painted in an unapproved signature blue back, to an approved Weathered Brown.

Sharon Foster, of 34 Las Yucas, was invited to provide testimony to the **Safety Committee**, about events surrounding the discovery of spent 9 mm casings and general observations of events occurring in Las Yucas. Several preventive measures were discussed, including more safety walks and an encouragement to contact the Director of Property Maintenance immediately, and the committee elected to be more proactive in enforcing CC&R # 5 Objectionable Behavior: "Residents and their guests/visitors shall not cause any noise, or odor, or otherwise disturb the quiet, peace, comfort, security or serenity of other occupants or surrounding parties."

The Rules and Regulations Committee's initial rough first draft of possible rules and regulations involved codifying paint colors, a list of approved flags, and safety requirements; for example, all limbs and branches must have a minimum of eight feet of clearance from the ground to the branch or limb were completed in the Spring.

Comments and Discussion from homeowners:

Kellee Thorpe discussed the plans for the upcoming Cinco de Mayo celebration. Sunday, May 5, 2024 6-8pm Pat Black's side yard/patio 110 W Los Robles

Additionally discussed, was the possibility of creating a program for our residents that may need assistance (due to a recent health condition) with minor chores -i.e. placing trash containers to and from their homes on pick up day, minor trimming of landscape issues. Perhaps the Neighborhood Watch Program could include a "Neighbors helping Neighbors" section. More discussion to follow.

Meeting was adjourned @ 2:15pm