

Green Valley Townhouse 5 Meeting Board of Directors Meeting Minutes
Friday 11 April 2025 noon, Friends In Deed

D R A F T

President's Report, by Ronnie Hill

Ronnie Hill called the meeting to order at 12:00 noon. Board members present: Ronnie Hill, Pat Black, Dani Mains, Rich Stottlemire. Guests present: Ken Humfleet, Courtney & Beverly Bobbitt, Deb Walker, Ken Richardson.

Welcome to GVTH5 Board of Directors Meeting 4/11/25 noon Friends in Deed.

Roll Call - Report of Quorum (Rich Stottlemire, Dani Mains, Pat Black, Ronnie Hill - Sharon Foster- excused absence)

2025 Annual Meeting Minutes- will be approved at 2026 Annual meeting.

- Houses sold: 31 Las Yucas, New Owners: Carolyn and Dave Gibson;
- 80 Los Olmos, currently under contract to close on April 19.
- 202 Los Robles, new owners still working on it. Hopefully, ready for sale on May 1.
- 71 Las Yucas, still for sale - sign up, dropped price to \$208,500 - was \$228,000. according to Zillow.
- Homes that may go on the market:
- 64 Las Yucas, Neina Beach, now in assisted living, son (Mark) cleaned home and will put house on the market when necessary,
- 65 N Los Pinos, owner (Vera Lindquist) in assisted living facility, son (Andy) has prepared house for sale when the the time comes.
- 250 Esperanza, Del Gray has moved to the RV park across from Safeway, has had an estate sale, and is supposedly preparing to put his house on the market.
- 65 Los Olmos, owner Mark Switzer, has rented property to Guillermo Sapiens, 75 year old, we've received ID, now waiting on landlord/tenant agreement - I've had conversation with Mark regarding the form, he is to provide it to us.
- Fitzpatricks, 126 W Los Robles, have been notified (certified letter sent 2/25/25) regarding resident registration forms, and have never received completed forms for renters - we are aware of the 4th renter is now occupying the property. As of today, we have NOT received the necessary documents requested.
- Lisa Allen - having carport sale today 4/11/25 today only - notified Board of sale.
- As a result of our current economic situation - I'm suggesting putting the paving project on hold! Obtaining a bid from a contractor that would be guaranteed would be impossible until they know their costs for materials.

- Last week , Rich and I attended a GVC forum in which “Reserve Studies” were discussed. Many HOAs that are responsible for their roads and significant common areas hire a reserve study organization to assess the areas (components) in which large amounts of monies will be needed for maintenance. The results of the study provide the association with a document that lists each component assessed and its cost for maintenance during its “lifecycle”.

Why a reserve study? 1. A budget planning tool which identifies the current status of the reserve fund. 2. Stable and equitable funding plan to offset the anticipated future major common area expenditures. The reserve study consists of two parts, the physical analysis (inventory of area) and the financial analysis (how to pay).

Why do a reserve study? Good business sense - Maintain, enhance and protect the value of the assets; Diagnostic tool; Opportunity to Bring tech, Environmental, & efficiencies to the community via a reserve study.

I would like to suggest - we research having a reserve study done. The reserve study would provide us with the documentation needed to properly identify the required maintenance needed for the areas, costs involved and how much money we should be putting into a reserve account to cover the eventual costs.

- Pat Black moved that as a result of our current economic situation the paving project should be suspended and to be revisited in 6 months (Oct. 2025). Additionally, Ronnie Hill will research reserve studies and the possibility of having one done for our organization. The motion was seconded by Dani Mains and approved by all.
- Welcome Ken Richardson to AAR Committee - Board approved
- Facebook monitor - Remove Andrew as monitor, because he is no longer a board member. Pat Black will now be the monitor of the Facebook page.
- GVC rep - previously Courtney was GVC rep and I was alternate, since Courtney is no longer on the board- a new rep needs to identified.
- Spring Fling - Hail and Farewell Friday, April 25, Pat’s Place , BYOB, and chair and a favorite appetizer to share. Welcome Gibsons - say farewell to snowbirds, and Del Gray.
- Median Update - Susan Hershey has stepped into the leadership role of guiding the GVTH5 Median beautification crew. Susan and I met with Ruth from Median Green, and were given a copy of the approved final design form submitted the Pima County in 2024. Together we identified all the plants and discussed care and maintenance. All is looking Great! Ideally, the cisterns are to be removed in Feb. 2026. The “watering crew”volunteers, currently are watering every two weeks. In hotter weather the watering will be once a week.
- Our Lampposts and Light Pollution- I will continue to contact Dark Skies and see about a presentation for our Annual meeting in Jan. 2026. Currently, our lampposts and bulbs seem to meet the desired requirements.

- I would like to extend a BIG thank you to all our Board and Committee members (past and present) - we couldn't do any of this without your willingness to give of time, expertise and energy. In particular, I really want to thank our newest Board members, Pat and Dani. They embraced their positions with enthusiasm and willingness to accept direction and advice from the other board and committee members. They bring to the Board their knowledge, abilities and skill set that come from their life's experiences. They are thoughtful, understanding and professional in their approach to their positions. Most importantly their availability, and willingness to keep our lines of communication open is very appreciated!
- Also, I would like to thank Ken Humfleet for keeping us well lighted and safe, Tony Dinardo (who is recovering from shoulder surgery - but still attending AAR meetings!) and Cameron Perry for his valuable communication expertise as demonstrated in his abilities in maintaining our website, editing and publishing the Gateway Gab and as administrator of Facebook page, Gateway Hub.
- Next Board meeting Sept. 19, 2025, noon, Friends In Deed.

Vice-President's Report by Rich Stottlemire

Rubbish collection contract renewal

Current provider is Republic Services. Waste Management and Titan are more expensive than Republic. Republic's current monthly charge is \$16.50. The current contract expires on June 30th. The new contract begins July 1, 2025 for a period of 5 years. The new monthly rate is \$17.00 which is an increase of 5% over the current contract. Future increases are limited to 5% per year for 5 years. Homeowners are contractually bound to using Republic Services exclusively for the duration of the contract.

Alley-way repaving

We have gone back to the drawing board on this project, due in large part to the increased prices the two companies Courtney selected are now bidding. We have also opened bidding to two additional companies. On April 3rd, Green Valley Council presented a seminar on Monetary Reserves which takes into account all the components for which an HOA is responsible.

Board member Code of Conduct

On the advice of the Green Valley Council, we have drafted a code of conduct for all officers, committee directors and members to commit to for the duration of their tenure. With a code of conduct, we will be equipped to offer a standard of conduct that will

apply to all board and committee members. This will be especially helpful in cases where a board member fails to act in a professional manner vis-a-vis other members.

Treasurer's Report, by Sharon Foster (read by Ronnie Hill)

INCOME FROM HOA DUES: \$6,240.00

INCOME FROM HOME SALES: \$464.00 – 202 Los Robles

\$464.00 – 31 Las Yucas

Total \$928.00

INCOME FROM RENTALS: \$0.00

MISC INCOME: \$0.00

LARGER EXPENSES: \$808.00 – State Farm HOA Ins.

\$424.00 – Swift Pest Solutions for alley and median weed control

\$250.00 – Epic Business – Tax Prep

CHECKBOOK BALANCE AS OF Apr 1, 2025: \$12,182.47

BMO HARRIS CD'S: \$11,016.38 (maturity date 4/7/2026)

\$21,080.82 (maturity date 11/16/2025)

Property Maintenance Committee Report by Pat Black

- The focus of the committee has been to view the properties that have been identified as noncompliance. Courtesy notices were sent out to three homeowners. As of this date we are pleased that most homeowners have abided by our request to clean up their properties.
- A new company (Swift) has been hired to address weed abatement.
- Contacted Pima County to remove some of the dead tree branches in the wash.
- Attended a Green Valley Council meeting addressing the threat of fire due to extreme temperatures and dry vegetation. Due to this threat, the Property Management / Safety Committee will begin to address palm tree branches hanging over homes. We appreciate homeowners understanding how dangerous the palms hanging over their homes can be.

- The committee decided to assign various streets to each committee member for occasional review of any violations. If in fact a violation is identified, all committee members would review the violation.
- Scheduled a debris / yard pick up for March 1, 2025. Randy Bruckhorst was contacted to confirm the availability for that date.
- March 14, 2025 – Entire committee surveyed the alleyways for violations:
 - 126 Los Robles: Ken will address the pool pump area white tube. Pat will assist in raking up the homeowner's area.
 - 174 Los Robles: Ken will remove and re arrange the pile of rocks
 - 61 Las Yucas; Homeowner will receive violation notice
 - 51 Las Yucas; Homeowner will be notified
 - 41 Las Yucas: Homeowner will receive violation notice. Dani was also advised about the color of the gate.
- Weed Co was scheduled to spray for weeds on March 14, 2025. The Committee researched another provider for weed abatement. A quote was received from Swift Pest Solutions. Rich and Pat met with Jeff Miller of Swift to ascertain the areas that will be sprayed. The end result still showed a savings from the Weed Co. cost.
- Notice of the weed spraying was provided to Cam to insert in the website. Pat also inserted the same information into the Hub.
- March 17, 2025 – A courtesy notice was emailed to Shirley June. Shirley called Pat to discuss the clean up that was necessary.
- March 21, 2025 - Courtesy notice sent to Mr. Burr. Mr. Burr responded on March 21, 2005 stating "I'll see you in court".
- March 21, 2025 – Courtesy notice sent to Regis and Kathy Fitzpatrick. They had their front yard cleaned up the next day.

Architectural Alteration and Repair Committee by Dani Mains

Firstly, I am pleased to announce that with board approval Ken Richardson is joining our committee. Thank you Ken very much! We are all looking forward to working together.

Since our last meeting we have had 10 requests. 4 are completed, 4 are in process, and 2 have been submitted and are awaiting a decision.

Last month, I along with several others I attended the Wildfire Forum which was coordinated by Green Valley Council, CERT (Community Emergency Response Team), and included representatives from AZ Dept of Forestry and Fire Management, Santa Rita Fire department, Pima County Flood Control and Sheriff Dept. Over 100 Green Valley homeowners in attendance were provided with valuable information regarding fire prevention and preparedness strategies. Listed below is a sampling of information garnered from this event.

What can you do as a homeowner?

- Clear leaves and other debris from gutters, eaves, porches, and decks.
- Remove dead vegetation and other items, within 30 feet of the house.
- Screen or box-in areas to prevent debris combustible materials from accumulating.
- Remove flammable materials (firewood stacks, wood furniture) within 30 feet of your home's foundation.
- Prune trees so the lowest branches are 6 to 10 feet from the ground.
 - - Keep your yard hydrated and maintained. Dry grass and shrubs are fuel for wildfires.

Additionally,,and as result of attending the forum, our GVTH5 Board decided to take steps to make our community Firewise.

This has begun, I have contacted the AZ Dept of Forestry and Fire Management and requested that a "neighborhood assessment" be preformed. This assessment will show us just what needs to be done to make our neighborhood more easily defendable if the worst ... a wildfire should happen.

More information will be provided as we receive it. In the meantime you can access the website at <https://dffm.az.gov/fire/prevention/firewise> and see all about this project.

Final Report from Beverly Bobbitt

Beverly Bobbitt- comments given @GVTH5 Annual meeting 01/24/25
Reflected on GVTH5 Board Meeting agenda - 4/11/25 - to be included in Minutes
Final Report Median Report/ suggestions for event planning

"I have stepped down as the Coordinator of the GVTH5 Median Beautification Project and will not be a contact for Median moving forward. Please include this in the minutes.

GVTH5 has adopted the Median until Feb 2026.

As the coordinator I researched how and then spearheaded the project, worked with GV Median Green and other GVTH5 residents on plant selection and design, worked with contractors to get pricing and had project done within estimated budget with no funds left for further maintenance. I put together a group of resident volunteers to water, coordinated with the Fire Department to have cisterns filled. I did some trimming and plant clean up when needed and removed trash from Median when observed.

-The Median will require watering for another year and the Cisterns will remain on site until Feb 2026.

Watering should be done every two weeks when it is cooler. Resume watering every week for bushes/trees when we hit the 90s again and succulents and cacti every two weeks.

- Weed abatement should be done at least annually and I recommend GVTH5 continue this ongoing, making arrangements with GV Median Green to either have it done when our sponsorship ends or alternatively continue sponsorship and maintenance.

- One Prickly Pear cactus in the Median is dead and needs to be removed with the space filled and rock put on top Apache Red and Apache Gold mixed together. I have let the Board know this in the past and asked for volunteers to remove it. If a couple of volunteers get to it right away it could be removed and disposed of in the dumpster before it is removed.

- Further maintenance needed, the Texas Rangers will need regular maintenance and I have noticed some that were cut way back starting to encroach on newly planted vegetation. Gene from Median had volunteered to do the trimming of we have volunteers to assist him and dispose of debris.

Note: when I started this project I recommend a number of Texas Rangers be removed but the Architecture Committee comprised of two (then) board members and another resident blocked me from this.

-When the Cisterns are removed rock will need to be put in place a combo of Apache Red and Apache Gold.

I sincerely hope that the Median is maintained by GVTH5 for years to come as it has made a significant difference in the frontage of our community.

Other recommendations based on my experiences in the community and as a volunteer.

Social events

I recommend the owner/residents and new board consider selecting dates that will be reserved for Social Events.

For example: the 3rd Saturday in March for a Spring Fling, 3rd Saturday in October for Fall/Halloween/Volunteer appreciation, 2nd Saturday in December for a Christmas/Cookie exchange. These dates stay consistent year over year and the logistics of time and location be firmed up closer to event dates. This would avoid last minute events and notifications of events. Saturdays allow for less conflict with working residents and schedules appointments such as Doctors etc.

Also many residents are "Deeded" in and have access to meeting rooms and locations for parties that are neutral locations if booked in advance. Madera Vista has a nice meeting rooms and covered patio with grills, a pool, and shuffle board that could be utilized. I am sure other venues also have amenities that could be used for social gatherings.

I would like to see the same for other possible GVTH5 events such as dumpster availability and curb pick up, community garage sales etc.

Let's have an annual calendar with these laid out and available online and in print form. With the understanding that sometimes stuff happens and dates may change especially if vendor such as the garbage company cannot accommodate our pre-planned schedule, but we can negotiate that as well.

Beverly Bobbitt
GVTH5 owner and resident."

Ronnie Hill adjourned the meeting at 1:05 PM.