

GREEN VALLEY TOWNHOUSE 5 ANNUAL MEETING
FRIDAY 19 JANUARY 2024, FRIENDS IN DEED
BOARD OF DIRECTORS MEETING MINUTES

President Ronnie Hill called the meeting to order at 12:00 noon.

President's Report - Ronnie Hill

Good Afternoon and welcome everyone to the Annual Meeting of Green Valley Townhouse 5.

Roll call - I'm Ronnie Hill your current President; Courtney Bobbitt Vice President; Sharon Foster, Treasurer; Rich Stottlemire Secretary; and Andrew Williams Director of Everything — Property Maintenance, Legal and Safety, Architectural Review. All Board members are present - so we have a Quorum - Let's begin!

[Guests Present: Doris Miller, Del & Marge Gray, Gudrun Price, Beverly Bobbitt, Cameron & Dawn Perry, Dani Mains, Pat Black, Al Foster, Mary Clare Lynch, Linda Huckaba, Kellee Thorpe, Cathy Switzer, Ken Humfleet, Nancy Walls, Allay Attar, Linda Lewis, Lisa Allen, Richard Huston, Robert Steinmetz.]

The minutes of the September 21, 2023 board meeting were approved with a single addition by Andrew Williams:

- In response to assertion made by a homeowner , at the previous Board meeting, that she was denied an opportunity to serve on the Architectural Committee. The Director submitted a letter from the President that she had been placed on a committee, that Andrew Williams attempted to contact her via the information that she provided, and that this letter encouraged her to contact the Director and serve the remaining seven months on her desired committee.

Happy New Year!

Thank you all very much for coming - it's great to see such a wonderful turn out. It certainly confirms your interest in our community!

I like to acknowledge a few people at this time :

Please join me in thanking our neighbor "and our greeter/Hostess with the mostess" Dawn Perry.

Also, our neighbor and "elections official" Dani Mains! BTW - Dani, we want you to know how special you are, we have a little something for you! Happy Birthday to

you..... [Dani is presented with a cupcake and a candle, and treated to the happy birthday song.]

I would like to thank a few others who have contributed their efforts to make our community a safe, attractive and **fun** place to live.

Gudie Price for keeping us on our toes - and her monetary support .

Jennifer and Tony Dinardo; Linda and Harlan Huckaba; Nancy Walls and Ken Humfleet for opening up your beautiful home on numerous occasion, hosting meetings and Christmas gatherings, to providing input on safety and legal matters to assisting other homeowners and their "handyman projects " to keeping our neighborhood well lighted!

To Cameron Perry, your ability to keep us informed and connected through the Gateway Gab has been invaluable. Also, the work on keeping our Website easily accessible has made things easier for those needing or wanting information regarding our community. Thank you Cameron! To someone who is not here - Betty DeVoto for her guidance, support and therapy sessions!

And mostly - to our Board members - for all their support! I know its not always easy to agree on a way problem should be solved - be we figured it out - collectively! Why? Because we all share a common interest! - the betterment of our community!

I have worn a variety of hats in my life - held a number of positions - but I would have never guessed that I would someday be living in an age restricted community, and the President of the their HOA - but here I am -here we all are during this time and in this place, sharing this latest part of our lives together. Lets make the best of it!

We have many things to cover today, so I would ask that you allow our Board and committee members to present their reports, and hold any questions or comments you may have until the time designated on the agenda. Also, in addition to covering all the things that we need to cover - I really want our invited guests from Green Valley Council to have enough time to cover their information.

Many Hands Make Light Work!

Vice President's Report - Courtney Bobbitt

I would like to provide a recap of our the Alley Maintenance strategy shared and discussed in 2023, and provide our 2024 planned direction. Our goal of maintaining with safety in mind with the unpaved alleys including weed abatement was performed by selected vetted vendors WEEDCO and CAMCO in 2023.

Bi Annual service was performed by WEEDCO in the Spring & Fall after monsoon season in 2023 successfully. Tree limb trimming and removal with median abatement was included as apart of the strategy

Cost \$355 per service twice by Weedco plus CAMCO \$425 plus \$125 Total \$1255.

Also including a safety surface leveling cure , complete tree trimming, removal ,alley surface maintenance work that was deemed effective for our North unpaved Alley

Valescape landscaping was selected vetted vendor that performed this work for \$1530

For 2024 the board will look to gain a better understanding from vetted vendors on the current conditions and future repair needs of our paved alley ways since the last surface work was performed.

Addressing future paved alleyway surface needs with a plan over the next 16 months with details To discuss is the direction planned -

A Bi-Annual Unpaved alleyway abatement along with minimum maintenance is the current strategy For this year for under \$1200 dollars

The action item is keep cost under budget with vetted recommended vendors to share with our owners.

Treasurer's Report - Sharon Foster

CHASE BANK

Balance 12/31/2023 \$15,308.08

Current Balance 1/19/2024 \$9,062.78

BMO Harris CDs

\$20,863.03 – matures again in October

\$10,308.77 – matures in March

SALES/TRANSFERS

2023

174 Los Robles- \$400

172 W Esperanza- \$400

240 W Esperanza-\$400

35 Los Pinos-\$400

2024

242 Los Robles-\$400

81 Las Yucas-in the works

RENTAL INCOME- 2023

4 properties -\$100

Director's Report - Andrew Williams

Director of Property Maintenance: The majority of resident complaints for 2023 were conditions (cluttered or faded paint) of carports, yard decorations, palm fronds, dead or overgrown trees, and weeds. Two residents complained about possible “poor resale values” of their homes given the appearance or condition of specific homes. On October 20, 2023, the Property Maintenance Director coordinated a Zoom meeting between the GVTH5 Board and Attorney Michael S. Shupe, a leading attorney in community association law. The director provided an overview of current GVTH-5 concerns along with eleven specific CC&R questions. (see attachments) The Board approved a single hour for this meeting.(see attachments) Initially, Mr. Shupe advised the Board that due to *Kalway v. Calabria Ranch HOA* case, he suggested every HOA not to change any CC&R or add new CC&Rs. The controlling issue from the case is that new amendments are invalid if they are not reasonable or foreseeable. The case reasoning is that CCRs must be clearly identifiable and foreseeable in the **original** HOA agreement. Attorney Shupe stated that the Board does have the authority to write rules and regulations that clarify existing CC&Rs or are in the general purpose of executing the Board’s duties. One of his recommendations was that HOA Board wait to see if *Kalway* is overturned (and some HOAs are following that advice). The other option is that the attorney reviews the original charter and then determines what current CC&Rs are legally sound in light of the *Kalway* decision. This option can be expensive. Unfortunately, the Board could not discuss all the prepared questions before a Board Member stated that the hour had expired. The Board decided to end our meeting. The Director believes that waiting for the *Kalway* to be overturned is a false assumption. There is no way to know when or if it will ever happen. Mr. Shupe instructed us to call back occasionally and see if anything along that idea had transpired. The Director and members of the Architectural Committee believe that the funds should be made available to determine the soundness of our current GVTH5 CC&Rs now and in light of the *Kalway* decision. This is the Director’s reason for requesting \$3000.00 for the 2024 budge, Unfortunately, the president only appropriated \$600.00 for legal expenses for this calendar year (see attachments) For 2024, the Director will hire Attorney Shupe to procure the original charter agreement form the title company. The Director and volunteers will begin to transcribe the document as best as possible. Also for 2024, starting with this report, all future committee reports are posted on the GVTH5 website and located in the Minutes & Meetings page (see attachments).

Property Maintenance Committee: The committee spent the majority of the year investigating complaints made by the residents, with a lot of effort directed and “locating” the responsible party for the property that fell into disarray. The committee

developed new Courtesy notices and shortened the time between issuing warning letters (see attachments). For 2024, the Director revamped the committee into a sole a compliance team, and all members will be issuing notices or contacting homeowners about property and CC&R concerns.

Architectural Committee: The committee spent a large amount of time on the curb address project. It was easily the most amount of committee time in GVTH5 history. The committee held an open meeting for approved paints and possible changes to colors. Also, the committee developed preliminary approved paint colors for gutters, carport flooring ,and sidewalks. The committee also specified to the type of concrete paint to be used. For 2024, the committee will update the paint approval process and clarify the approved paint colors for GVTH5. The committee will meet with attorney Shupe regarding approvals for painting and property improvements after the Rules and Regulations committee has submitted them for legal review.

Legal and Safety Committee: The committee worked tirelessly on developing and implementing the Neighborhood Watch program (see attachments) .The committee also developed safety courtesy notices and safety warning forms. (see attachments).The committee investigated a safety complaint involving a portion of the alley and assisted in removing the safety hazard.For 2024, the committee responded to another safety complaint and contracted to remove ten below- ground garbage containers and had their cavities filled with sand. Dead tree branches that posed a fire concern were removed along the east boundary line. For the remainder of 2024, the committee will complete the final stage of the Neighborhood Watch program and hope to host a home security camera presentation.

Rules and Regulations Committee: The committee developed a rough draft of possible rules and identified which rules had a higher priority. A transcription of an unofficial but presumed copy of the original covenant was started. For 2024, the committee will submit a a list of rules and regulations to the attorney for legal review.

Committee Members for 2024:

I am pleased to announce the committee members for 2024. They have all previously served and provided valuable assistance to the Director.

Median Beautification Project report - Beverly Bobbitt

The contract with Green Valley Foundation, Median Green has been signed for GVTH5 to official sponsor the Media improvements.

Valscapes Landscaping has been hired to do the work on the Median and it has begun! Val is waiting on the plants to be in stock and will proceed with next steps as soon as they are in.

We anticipate the project should be completed by February 14 or sooner.

Three signs will be ordered indicating our sponsorship and placed at both ends of the long Median and in the small one as well.

Looking for volunteers to assist with watering. Contact Beverly to let her know your availability at beverlybobbitt@ymail.com

Also please be mindful that the Median side curb should stay clear of vehicles so the work can progress without delay. Very pleased this project is nearing completion. Thank you to everyone that pitched in.

Nominating Committee - Rich Stottlemire

The Committee received notification of interest from all five current board members. No other volunteers came forward.

Election Results for 2024 - Dani Mains

The current board of directors was re-elected by a majority of homeowners. On the question of the dues increase from \$100 in 2023 to \$150 in 2025, the vote was 17 votes against, and 14 votes for the measure. The measure is defeated.

New Business

The board has imposed a 10% increase in the property sale disclosure fee from \$200 to \$220 for the year 2024. There is no increase in the transfer fee.

Discussion: various homeowners were recognized during the discussion period. No action was taken on discussion items.

Ronnie Hill recognized Beverly Bobbitt for her hard work on the median project, and offered her thanks to all the homeowners who voted to approve the project last year. Ronnie also called attention to drivers of electric and hybrid cars that emit little or no sound, warning them to be very attentive to pedestrians.

President Ronnie Hill adjourned the meeting at 1:05PM.

The executive session was convened at 1:45. All of the officers from 2023 held their position for 2024.