

**Green Valley Townhouse Association 5**  
**Minutes of meeting of the Board of Directors**  
**20 April 2023**

President Ronnie Hill called the meeting to order at 1:00 PM.

**Officers** present: President Ronnie Hill, Vice-president Courtney Bobbitt, Treasurer Sharon Foster, Secretary Rich Stottlemire, Director Andrew Williams. **Guests** present: Gudrun Price, Corinne Hart, Tony Dinardo, Linda Lewis, Cameron Perry, Beverly Bobbitt.

A motion was made and seconded to approve the January 2023 minutes as amended.

**President's Report** - Ronnie Hill

As your new President, I would like you to know that I hold this position because one is required in the organization - but I feel the successes I've had in my professional and personal life has required a Team effort. I feel honored that the Board chose me for this position, but realize I am just one member of this board and I'm very excited and pleased to a part of this GREAT team

My Goals:

- Learning and properly executing the duties and responsibilities required for the position of President.
- The development of a welcoming committee. This committee would meet new homeowners upon their arrival and provide valuable information about our community. The group would include available board and committee members, and be referred to as "The Gateway Greeters".
- Keeping our homeowners regularly informed via The Gateway Gab. (Thanks to our webmaster, Cameron Perry, we are now able to reach all but 4 homeowners via the Gab. A direct link to our website is also available through the Gab).
- Helping, however I can, with the Median Improvement Project
- Participating, whenever needed, in Committee meetings.

- Work closely with our Board members. Ideally, our actions will reflect our efforts to work as a cooperative, collaborative group who are trying our best through our positions, to keep GVTH5 homeowners best interests in mind.

Distribution of phone books - Sharon, Rich and I

Letter to realtors - Draft PM - Andrew, Jennifer and Tony Dinardo

Welcoming Packet -

The leader of the Neighborhood Watch program will give a presentation at the meeting on Thursday September 21, 2023.

Possible New Neighbor - GVC meeting - Northwest Hospital Urgent Care - Old Compass Bank

From Rich to me: "Many hands make light work"  
John Heywood

**Vice-President's Report** - Courtney Bobbitt

Efforts to address the Unpaved Alley erosion area behind Tony Dinardo's home by Pima County Flood control now due to emergency repair have been pushed out to a completion timeline before the 2023 monsoon as a one-time zero courtesy cost.

Approved Unpaved Alley maintenance this year by both Camco and Weedco was completed including clean up and trimming along with surface prep followed by weed treatment in February 2023

Weedco is scheduled to stop by and spot treat weed growth in the unpaved alley and median on 4/28 as a follow up step.

Our Paved Alleys overall condition is also on the radar for review with next step care action plan.

Both the unpaved and paved alleys are the responsibility of GVTH5- My goal is to have ongoing discussion on alley care and attention needed from homeowner's feedback for our alleys to look their very best to be used and enjoyed by our homeowners.

**Additional Goals:**

- Continue becoming familiar with successful best practices and execution needed for the position of Vice President.
- Grow and maintain a strong collaborative relationship with Board members through communication and HOA meetings that keep GVTH5 homeowners first.
- Continued beautification efforts with a strategy that contributes to our alleys looking their very best as possible to be used and enjoyed putting our homeowners first.
- Help and share ideas with the Neighborhood Watch best practice strategy for GVTH5

I look forward to hearing ideas and feedback anytime.

**Treasurer's Report** - Sharon Foster

## Account Balances March 31, 2023:

Chase Bank Checking account	\$18,413.18
CDs BMO Bank	\$20,857.00 and \$10,000.00

## Sales/Transfer Fees:

Susan Hershey, 174 W. Los Robles	\$400.00
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## For Sale:

Lakin, 172 W. Esperanza	Listed for \$288,000.00
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**Director of Property Maintenance Spring Report** - Andrew Williams**Property Maintenance Committee Report:**

1. Homeowners reported zero incidents of trespassing, vandalism, or harassment.

**Goals for 2023.** 1. Strongly encourage the use of cameras, even as simple as a doorbell camera. (PMC hopes to hold a presentation in 2023 by a home security professional) 2. Owner registration forms are to remain current; this includes new cars, renters, or guests.

**Status.** Rich will review the registration forms of all new homeowners/renters and verify their current situation. The Legal and Safety Committee voted in favor of a home security presentation for Autumn 2023.

2. Vehicles parking in alleys and on sidewalks. Illegal parking remains a continuing problem. Owners of vehicles are reluctant to comply.

**Goals for 2023.** Implement Tow Away zones in GVTH5 Alleys.

**Status.** Homeowners are responsible for illegal parking on the sidewalks by their workers, visitors, or service personnel. Tow-away zones are on hold until approval from legal. PMC members will follow up with courtesy reminders.

3. Courtesy notices are being ignored.

**Goals for 2023.** Biweekly walkarounds will occur with immediate issuance of courtesy notices.

**Status.** Walkarounds now occur every week. New and more strongly-worded courtesy and warning notices are in the development stage.

4. Lamplighter and Block Captains update. One lamppost on Los Pinos remains to be painted (The weather was not optimal for painting for some time)

**Goals for 2023.** The NAC (Neighbor Affairs Coordinator) position is dead due to a lack of available committee members. This status applies to Block Captains as well, in their current form.

**Amended Goal for 2023.** Extend the Lamplighter duties to address ant hills on sidewalks and property borders.

### **Architectural Committee Report:**

The Committee gave completion approval on the carport storage bin for containers and the flagpole. The Committee granted permission to three painting applications and one paver request. The Committee also signed off on the finished two painting projects and the paver project. Three homeowners painted parts of their houses without prior approval, and two not applying the correct paint color.

**Goals for 2023.** Finalize home street number designs, initiate the bidding process, and begin painting. Update approved exterior paint colors due to some colors being discontinued or unavailable at the local ACE hardware store.

**Status.** Architectural Committee is in the process of creating Notices regarding failure to gain prior approval and notice to stop construction or painting. CC&Rs provide authority to compel homeowners to repaint non-approved colors.

Approved Benjamin Moore colors are still current or can be created, given the color name and number on the GVTH5 website. Given the difference in shades of similar colors, the idea of only requiring Benjamin Moore colors is under consideration. The Committee is deliberating on whether to include more approved trim colors. (This is a long process that involves the residents voting at the annual meeting) The Committee is constructing rules on the approved colors of gutters, solar screens, carport flooring, and sidewalk colors.

The Committee cannot find a vendor to paint the street numbers. Two businesses specializing in painting curb numbers in the greater Phoenix declined to accept a contract. A) 21 at \$25.00 = 525.00 and 52 at \$25.00 = \$1,300. B) 21 at \$30.00 = \$630.00 and 52 at \$30.00 = \$1560.00. The Committee continues to seek qualified painters.

**Legal and Safety Committee Report:** The inaugural Legal and Safety Committee comprises five members. Ken, Nancy, Linda L., and Andrew make-up the Safety part of the Committee, and Linda H and Andrew comprise the Legal half of the Committee.

**Goals for 2023.** Conduct monthly fire prevention safety checks concerning dead vegetation or potential fire hazards. Get GVTH5 certified with Neighborhood Watch Program.

**Status.** The Safety Committee conducted a walkaround focusing on safety and fire hazards and originated Warning and Hazard notices. On April 14, 2023, the Committee met with Lee Maes regarding the creation of a Neighborhood Watch program.

#### **Rules and Regulations Committee:**

Andrew started The Rules and Regulations Committee after consultation and advice from Betty and Ronnie. The Committee's purpose is to review CC&Rs and draft rules or regulations that provide clarity. Initial Committee consisted of three members.

#### **Goals for 2023.**

Draft rules concerning the appearance and tidiness of carports.

**Status.** The Committee is reluctant to proceed until feedback from legal. In the meantime, Andrew compiled information on Rules and Regulations provided by the previous and current President and data from the Green Valley Council. He developed a preliminary list of needed rules and regulations. The Committee members will review this information packet while waiting for approval from legal.

## **BOARD REQUESTS.**

- 1) The Committees request an Email address to conduct business and contact homeowners without using our personal email accounts. Maybe, something like GVTH5commitees@
- 2) Board approval to have attorney Michael S. Shupe review our CC&Rs, fine system, and Rules and Regulations advice.
- 3) The Committee seeks funding approval for ant killer and restocking the lamppost supplies.
- 4) The Committee seeks approval for the cost of Spring Clean; \$50.00 for Randy B. to cover costs involving labor and dump fee.

## **Updates:**

- 1) The Property Maintenance Committee, in consultation with the President, approved the cost of decorative rock for the small area of land and the bare median.
- 2) The Legal and Safety team will begin recruiting Block Captains for the Neighborhood Watch Program.
- 3) A Rental Team comprised of Rich, Ronnie, and Andrew now exists to streamline rental supervision and compliance.

## **DISCUSSION: Median Beautification Project**

A discussion about the median project was held. Beverly Bobbitt remarked that our plans have yet to be approved by the relevant authorities. She is optimistic that the approvals will be given soon. Gudie Price remarked that she has withdrawn her substantial financial support of the project given that the total price of on-going maintenance cannot be ascertained.

Attachments distributed at this meeting:

- Statement of Activities prepared by Epic Business Solutions, a review of our books
- Neighborhood Watch information
  - How important is this to your homeowners association?
  - Organizing your Neighborhood Watch (NW)
  - Neighborhood Watch/Neighbor Information Form
- Fire or Safety Hazard reminder and final notice

President Ronnie Hill adjourned the meeting at 2:22 PM.