

Green Valley Townhouse Association 5
Minutes of meeting of the Board of Directors
21 September 2023 - Friends In Deed

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

Officers present: President Ronnie Hill, Vice-President Courtney Bobbitt, Treasurer Sharon Foster, Director Andrew Williams, Secretary Rich Stottlemire. **Guests** present: Ken Humfleet, Nancy Walls, Gudrun Price, Shirley June Harris, Kellee Thorpe, Dani Mains, Linda Lewis, Beverly Bobbitt.

The minutes of the 20 April 2023 meeting were approved by unanimous consent.

President's report:

Steps to Elections

- A. following protocol - Elections to be held on 19 January 2024.
- B. Nominating Committee Chair - Rich Stottlemire
- C. Hoping that current Board members ask that their names be placed on the ballot for 2024, including myself.

Remind everyone of the great response we had last year to our elections - out of 50 mailed ballots, 24 were returned.

Everyone sitting on this Board was elected fairly. And in my opinion - each person has done an exceptional job in fulfilling the responsibilities of their positions.

Countless **volunteer** hours - by the Board and the 12 other dedicated homeowners who have **chosen** to participate on the various committees, have spent time reviewing, evaluating, and ultimately determining, through agreed consent, what is best for the GVTH5 community.

Additionally, the 2023 ballot presented the Median Improvement Project, and asked for approval. I would like to remind everyone again, in case we've forgotten - this project was overwhelmingly approved by a vote 21 yes votes, and 3 no votes. Some delays have occurred - starting with proper permitting and licensing of Median Green and their commitment to the project. Our homeowner, Beverly Bobbitt has given numerous hours to this project - and even with the delays and objections, is committed to see it through. An update of it's status has been prepared by Beverly. [Her report is attached to these minutes as an appendix.] Bottom line, at today's GVC meeting in which Courtney and I attend, I was assured by Tom Brezney, Supervisor Steve Christy's right hand man, that the agreement between Median Green and Pima County is on the docket for Oct. 3 Commissioners meeting and approval is anticipated.

Thank Ken Humfleet for keeping Lampposts maintained and our neighborhood lighted - and for all the "handyman" help he has given many of our residents.

Thank Cameron Perry for his Webmaster skills - the Gateway Gab is a terrific addition. We are able to communicate via email with all but 3 homeowners and as a result our ability to keep our homeowners informed in a faster and more efficient has been achieved.

Vice President's Report

Alley Strategic Review and Action Planning

Both our unpaved and paved Alleys are important for use by all GVTH 5 owners.

My focus and responsibility in 2023 has been to address Alley needs and concerns expressed by homeowners and our Board/Committees.

Initial 2023 efforts centered around erosion concerns leading efforts to work with Pima County Flood control to secure an agreed short term remedy during the Q1 2023 for specific areas for zero cost to GVTH5 HOA.

Next -GVTH5 HOA approved my recommendation for vetted vendor Weedco to perform alley trimming maintenance and spot treatment for weed growth during Q2 in conjunction with median

treatment weed removal action plan Weedco will be scheduled to apply a second application upon the conclusion of Monsoon Season to our unpaved alley. continuing beautification of our alley Cost per service \$355.

Moving forward to maintain we are looking to schedule Bi Annual weed removal treatment We will be requesting new bids for service to ensure we secure the best options available for 2024.

As a follow up to our unpaved erosion and overall Alley health conditions - The Safety Committee expressed concerns to me from residents stemming from the concentrated sand area, tree limb and other protruding plant growth extending into our back alley way especially making walking unsafe.

Next Step- I met with GVTH5 HOA Board/Safety Leadership and we agreed that an action plan was needed to address safety. Our Team reached out to multiple vetted Landscaping Vendors for a solution and cost that was in our available budget to include removing sand address erosion in the (sandbox area) -Remove dead wood, trim back plants, trim limb growth and repair erosion at east end of alley with addition rock and dirt as needed to cure.

Results - After my review and negotiation of bids/cost with GVTH5 HOA Board/Committee included My recommendation was to select Valescape & Maintenance LLC based in Sahuarita AZ to perform the work based on proven history and record and cost for a total of \$1530.

Work was completed August 31 2023 at a cost that was well within Budget saving GVTH5 HOA

thousands of \$\$dollars based on bids from the other vendors for the same project request.

The Unpaved West End and Paved Alley's overall erosion and conditions are on the front burner

for strategy planning in 2024 based on immediate needs, determined and approved cost.

Including Paved Alley Strategy

Weed growth approx 5ft from boundary wall are considered as owner responsible in most cases including each trash can embedded in the ground. The GVTH5 HOA will be providing Care strategy for 2024 as needed to ensure the paved alleys get the attention requested and needed.

Lastly as the GVTH5 Representative to the GVC

I wanted to share from today's Council Meeting attended a few event dates and details.

Oct 12th End of Life Forum East Center

Call GVC to register

Oct 28th GVC Foundation sponsoring live Music by the band Coolers

At Historic Canoa Ranch 3-5 pm -

November 18th El Tour De Tucson

For More information on these contact myself or Ronnie

Vail's vote to become incorporation is on November 7th.

Sheriff's Report

No Deemed Major Events over the summer other than Traffic Stops

Be conscious though with more residents returning in the fall - Expect traffic flow to increase.

Walmart is back to normal hours since their 5 day close from fire - Good news

Spoke with the Mayor of Sahuarita and shared that staff was still on payroll and that walmart

The largest revenue producer in Sahuarita still saw revenue from online purchases during that time.

NW & Santa Cruz County Hospitals

No new updates currently

New Mexican restaurant next Ashley Furniture

Goyitas per mayor of Sahaurita Tom Murphy opening soon

Look for this details in the upcoming minutes

Director of Property Maintenance Summer Report for 2023

Director of Property Maintenance:

- 1) gvth5committees@gmail.com is the contact for all committee correspondence. Please do not hesitate to email the committee members.
- 2) Committee meeting reports will now be posted on the GVTH5 website. Most committee meetings are on a bimonthly basis and are spread out over alternative months. Please visit the link.
- 3) All initial contact with homeowners will now be from this email address and be informal without notices or deadlines. We have had great success with this new format.
- 4) Improved Notices from the property maintenance committee are finalized. Notices from the Safety Committee are currently in review. The Notices from the Architectural Committee have yet to be drafted. ** Too many homeowners are painting or hiring painters without prior paint approval. The homeowner is responsible, not the painter, for the color selection. The closest shade of paint color is never approved. The committee has the power vested in the CC&Rs to require the homeowner to repaint using an approved color.

2023 Expenses to date: \$68.93. (Flyers)

Anticipated 2023 future costs: \$50.00-120.00. (Paper and Ink)

Property Maintenance Committee Report:

- 1) Weeds, messy carports, cluttered front patios, and dead vegetation remain constant "problems." Compliance walks will return every week with the reduction of the scorching temperatures.
- 2) On Memorial Day, the full committee did an exhaustive CC&R compliance walk in response to a letter from a concerned homeowner. Some of the complaints were valid and immediately acted upon. However, other complaints needed more context or essential awareness. (Trees with dead branches extending over the wall adjacent to the hotel belong to the hotel, not GVTH-5 residents.) The three-panel judges believed that some of the other complaints were groundless.
- 3) Property Maintenance Committee sponsored a Spring Clean pickup on 5/26/23. This year's participation was less than in years past. A curbside bulk pickup performed by Republic will occur in October. The tentative date is Thursday, October 19, 2023. Residents will be updated with the finalized date.
- 4) The renters, winter visitors, and absentee homeowners subcommittee reviewed the properties. They will inform the owners of any noticeable problems with their property, make sure GVTH5 flyers are not distributed to their homes, and coordinate with the Neighborhood Watch Block Captains.

2023 Expenses to date: \$50.00. (Spring cleanup)

Anticipated 2023 future costs: \$50.00 (Alley cleanup)

Architectural Committee Report:

- 1) The committee completed the painting of twenty-three curb addresses. An additional thirteen homeowners elected to pay for “custom” curb addresses. The committee contracted a forty-dollar fixed price for these custom designs with John Sherman.
- 2) The committee is currently deciding on approved colors of gutters, paint type, and colors for carport flooring and sidewalks. The general colors of the pavers/ brick are also being finalized. Please get in touch with the committee if you have any input or want to assist with color choices.
- 3) The committee met with the president concerning four issues involving the median project. (All architectural approvals go through three stages with the committee: prior permission, project update/ review, and upon completion, being signed off by the committee.) A letter dated May 8, 2023, identified the specific problems and objections. Beverly and Ronnie have resolved three of the four issues. The committee still objects to the removal of the established Texas rangers. (Numerous residents have contacted the committee members with the same concerns.)

2023 Expenses to date: \$271.00 (\$731.00 before donation) (23 curb addresses painted)

Anticipated 2023 future costs: \$0.00

Legal and Safety Committee Report:

- 1) Developed Neighborhood Watch Program.
- 2) Installed Neighborhood Watch signs and speed limit / no dust zone signs.
- 3) Declared a safety hazard for the alley section behind 222 Los Robles and 202 Los Robles.
- 4) Homeowners safety complaints: a) erosion concern and difficulty walking part of an alley. b) vehicles speeding in exterior alleys and creating dust. c) palm fronds resting on the adjacent neighbor’s roof.
- 5) Homeowners reporting suspicious activities. a) Three pots of cacti were stolen. b) Mystery man at night yelling for a homeowner to come toward him.
- 6) Report of wild animals. Rattlesnake or gopher snake in the carport of 158 Los Robles. Gopher snake in the home of 110 Los Robles. The snake removal number is 520-629-9200.

2023 Expenses to date: \$538.16 (Installation of signs, signs)

\$342.00 (Cost to fix the Safety Hazard that was included with the entire alley project)

Anticipated future costs: \$25.00 (Gift Card)

Rules and Regulations Committee:

- 1) We are coordinating with Michael Schupe regarding the review of GVTH5 CC&Rs, specifically the fining system and the proper implementation of rules and regulations.
- 2) The committee conducted a critical examination of the CC&Rs to identify obsolete rules.
- 3) I drafted a list of proposed rules and regulations to be submitted to the attorney for approval.

2023 Expenses to date: \$ 0.00

Anticipated 2023 future costs: TBD (Legal fees.)

Neighborhood Watch Committee:

- 1) The committee will sponsor on October 27, 2023, at 5 p.m. a presentation on the Neighborhood Watch Program.
- 2) The Watch Commander is Andrew Williams. The Block Captains are Rich Stottlemire, Los Olmos; Courtney Bobbitt, Esperanza; Ronnie Hill, Los Pinos; Andrew Williams and an unnamed concerned neighbor, Las Yucas; TBD, Los Robles.

2023 Expenses to date: \$0.00

Anticipated 2023 future costs: \$35.00 (Handouts for presentation)

Requests for the GVTH5 Board.

- 1) **Approval by the Board approval to have attorney Michael S. Shupe review our CC&Rs, Fine system, and Rules and Regulations without seeking a second bid.**

Treasurer's Report

Randy Brunckhurst clean up and neighborhood watch signs	Total	\$550.00
John Sherman curb	Total	\$731.00
Gudron Price**Donation to curb project	Total	\$460.00 **Donation
Camco alley cleanup		\$425.00
Valscape alley erosion project		\$1530.00
Checkbook Balance 9/17/2023		\$16,162.89
BMO CD's 9/18/2023		\$20,860.40
		\$10,203.66
Home Sales/Transfer Fees		
172 W Esperanza 6/2023		\$400.00
240 W Esperanza 7/2023		\$400.00

Comments and discussion: A homeowner raised concerns about property maintenance and landlord agreement forms for her tenant.

President Ronnie Hill adjourned the meeting at 2:30PM.

APPENDIX

**Green Valley Townhomes 5 Median Improvement Update
September 18, 2023**

Project description

Improve Median in cooperation with Green Valley Median Project a division of Green Valley Foundation. The partnership with GV Median Green includes licensing fee, design consultation, schematic to scale drawings and submission to Pima County per their guidelines, water containers and filling at no charge for two years. GV Median Green request a 10% of total costs donation to cover these services.

By partnering with GV Median Green we have saved the cost to apply for a license ourselves which would have been a non-refundable \$2,900. We also have the knowledge and expertise of Ruth Tamminga who is working closely with Beverly Bobbitt and GVTH5 to get this project off the ground and completed. Both Ruth and Beverly have put in numerous volunteer hours. It is standard that a 10% total project cost is included for GV Median Green for their contribution.

Latest Update Fall 2023

The request to License our Median is going before the County Commissioners on October 3, 2023, it is anticipated that it will pass.

Once passed Ruth with GV Median Project will resubmit paperwork to have the project approved by Pima County Real Property Services and DOT, this will include a Right-of-way permit for the project. I will ask her to extend the permit to the alleyway so that we can have whichever contractor bids on the Median Project also lay down rock in the small strip and square we own.

GV Median Project will put the project out to bid and it should be completed this fall. I have asked that Valscape Landscaping and Maintenance be asked to bid as they gave the best price to do the rock work on our strip and also the recent alley work done.

Beverly is recruiting 3 teams of 2 to 3 people to volunteer to water plants as needed. Contact beverlybobbitt@ymail.com

Updated Costs

Total Estimated Cost for Median Improvement approved Jan 2023	\$10,000
Spring 2023 Clean Up spent	<u>1,220</u>
Total Remaining	\$ 8,780

Estimated cost for the small strip and square we own to be rocked in pink coral to match corner lot rounded up.	<u>\$ 750</u>
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Subtotal	\$ 8,030
Estimated costs for Apache Red/Gold Mix	\$ 1,634
Subtotal \$	\$ 6,396

Updated Timeline 2023

January 20 - Presented to Homeowners and APPROVED.

Feb 6 - Median trees trimmed, dead vegetation removed, weeds removed

Feb 13 - WeedCo Spray Pre and Post Emergent

Feb 15 - Homeowners met to select rocks and vegetation for the Median.

March - GV Median Green Submitted Plan to Pima County for Approval

Was rejected by 1st person at Pima County and passed on to another and then passed on to another department, as of April 25. 2023 still waiting for an answer to whether the existing GV Median License is valid. We may have to pay \$500 to amend GV Median’s license. (We did not have to pay this fee)

April 25 - AAA Landscaper/Pima County Trimmed the Mesquite trees at no cost to HOA or our projected budget.

May - Green Valley Community Foundation and GV Median Green met with DOT and discovered that they need to resubmit a License application and will include ours in the project at no cost to HOA

June – Submitted License

October 3 – Scheduled to be approved at County Commissioner Meeting

October - Submit updated plan and required permit application to Pima County

October/November - Will be put out to bid and awarded. Costs and timelines will be considered.

November – Hopefully work can begin and be completed before it becomes too late in the season.

November 2023 until plants established, volunteers needed to water.

April 2024 – Maintenance by Licensed Contractor – prune, weed and spray

October 2024 – Maintenance by Licensed Contractor – prune weed and spray

April 2025 - Maintenance by Licensed Contractor – prune weed and spray

October 2025 – Maintenance by Licensed Contractor – prune weed and spray

Previous Information already shared for reference.

Landscaping

Before HOA Presentation, I contacted 5 Landscape Contractors via email and phone, three vendors came out to see the project and two vendors that work together provided a quote for services.

Services requested include:

- Weed spray of medians both pre and post emergent to prevent seeds from germinating and growing in the future. (Completed \$120)
- Clean out all bushes, Cacti, and other vegetation, including removal of some plants and dispose of debris. (Mostly Completed, needs fine tuning \$1,100)
- Trim the trees to remove Mistletoe and have healthy growth. (Completed at no cost to HOA)
- Level sand in Median to allow room to add rock to minimize weed growth for years to come and improve appearance.
- Purchase and spread rock that would be selected by HOA. (1/2" Apache Red and Apache Gold mixed was selected for Medians and 1/2" Pink Coral for skinny strip and other in front of 11 N Las Yuccas)

Planting

We had hoped that GV Gardeners would assist with planting but that is not going to happen.

All plants selected and approved will be installed by an approved selected Licensed Contractor. We may need to adjust the selection and number of plants to have Pima County approval and stay within budget parameters. It appears the "goal posts" have been adjusted.

Watering

Ruth with Median Green has indicated that we would have 3 water stations that would be on site and filled for the next two years. We also will need at least 4 to 6 volunteers available at a time to water the new plants for a 2-year period. We have had some volunteers sign up for this already.

Maintenance

GV Median has told me that the license for the improvement to Medians is for a 2-year period and after the 2 years Pima County takes over the Median, so we need to provide Maintenance for the 2-year period. I requested costs but have not received a reply, so I am budgeting \$400 for Fall pruning and cleanup in 2023 and \$800 for a Spring and Fall cleanup in 2024. I came up with this number based on a quote to do work in the alley of 8 hours for \$425.

Approved Estimated costs based on a quote from Weedco, Camco and GV Median Green.

Weedco Pre and Post Emergent	\$ 120.00
Follow-up water application	\$ 60.00
Camco quote (includes rock)	\$ 5,950.00
Plants Median Green priced out Wholesale from Civano Growers (Rounded up) Subject to change if different plants selected	\$ 600.00
RipRap Rock for end caps of Medians estimated 5 tons @ \$45/ton + delivery	<u>\$ 375.00</u>

	Sub-total	\$ 7,105.00
GV Median Green/GV Foundation 10% donation for services		\$ 710.00
	Sub-total	\$ 7,815.00
Estimated Maintenance for two years		\$ 1,200.00
Possible increase in costs or availability		<u>\$ 985.00</u>
TOTAL ESTIMATED COST FOR MEDIAN IMPROVEMENT		\$10,000.00

Weedco Pre and Post Emergent		\$ 120.00
Toma Pimentel Landscaping clean up, trim etc.		<u>\$ 1,100.00</u>
Total Budget Remaining		\$ 8,780.00

Estimated costs for Rock		
Pink Coral 3 Tons @ \$77 / ton + \$70 delivery		\$ 301.00
Apache Red / Gold Mix 28 Tons @ \$53 / ton + \$150 delivery		<u>\$ 1,634.00</u>
<i>Total Estimated cost for Rock</i>		<i>\$ 1,935.00</i>

After already spent funds for clean-up and weed control \$1,220 and including estimated rock costs of \$1,935, we have approximately \$2,915 from the previously quoted estimate of \$5,950 for the labor portion of the project, with a \$985 available for possible increases. Note we selected a large variety of plants so those costs may be higher than projected. Also as stated at the board meeting the cost for two large boulders with engraving was not included in the budget and I have not estimated those costs.

We have had a quote to install the Pink Coral portion of the rock which includes removing some of the sand in the two areas down two inches, picking up the rock so we would not pay the \$70 delivery fee for this portion and spreading rock. \$337.50.