

GREEN VALLEY DESERT HILLS 5 HOMEOWNERS ASSOCIATION , INC.

ANNUAL MEETING

Desert Hills Recreation Center

February 26, 2019

10:00 a.m.

MINUTES

President Paula Litz called the meeting to order at 10:00 a.m. Twenty nine were present; there was not a quorum. Board officers present were Paula Litz; Danny Puckett; Helen Coile, Sheldon Chanes. Also present were committee chairs Fay MacDonald and Terry Teale.

**PRESIDENT'S REPORT:** Pres. Litz introduced Board members and Committee co-chairs. She stressed the need for volunteers for both board positions and committees. There will be 2 Board openings next year and both Architecture and Maintenance Committees need members. The President would like to have a committee of volunteers who can be called on when the Board has a need for help. Five people volunteered: Frances Stockwell; Bill Eby; Ted Wykes; Marilyn Jameson; and Kathy Johnson. Our webmaster Gary Bebeau has moved, but has offered to continue as webmaster for a year. Gary is requesting \$75 annually for his services. We will accept his offer until another person is found. Pres. Paula invited any interested party to contact the board.

The President also expressed the need for correct homeowner/tenant information. A data base for owners and renters is being developed. The President is working on a new HOA policy for rentals. There have been complaints that some owners are violating the 30 day minimum rule for renting property, and some rental agencies are not cooperating with the HOA in providing information as required under our rental rules and Arizona law. The amended and restated CC&Rs are posted on the website, DHVHOA.org, and owners without internet access will be given a copy upon request. President Paula, who is an active Realtor, presented some market information for this year: There have been 14 home sales, ranging in price from \$155,000 to \$278,000, and the average time on market is 26 days. We have increased our transfer fee which is collected upon the sale of a property. Treasurer Danny Puckett developed a new rate schedule based on a previously approved 20% yearly increase for five years.

**FINANCIAL AUDIT REPORT:** Richard Hornak did an audit upon request from the Board, copies of which were distributed. He found the records were maintained in an organized manner and were accurately reported.

**REPORTS:** Treasurer Danny Puckett reported income has been higher than anticipated and expenses are well under budget. He distributed a financial statement for 2017-2018 and said a full report is on the website. With regard to dues payment questions, Danny replied that dues billing will continue to be done by regular mail, and there is no plan to email them. The HOA does not intend to take credit card payment.

Sheldon Chanes, explained that his position as Member at Large on the board is that of an advocate or a spokesperson for individuals who might want him to speak for them. The audience was invited to contact him if a need arises.

**Architectural Committee**, Co-chairs Paula Litz and Fay MacDonald, reporting:

Weed control continues to be a problem. Currently there are weeds in the common areas and until those are controlled, homeowners with weeds will not be contacted but are asked to please keep up their weed control. There was a discussion about the company now doing our pre-emergent spraying; the December spraying is incomplete. Some homeowners have had trouble getting timely service. Maintenance chair Terry Teale contacted University Termite and Pest Control regarding a new contract since ours is expiring. He also contacted Wildcat Exterminating to discuss their program. He will be seeking bids from both and plans to have a new contract in place in March. In conversation that followed, some home owners expressed the desire to be able to contract for service of their own property, as they do now, with whomever the HOA chooses. Terry assured them that any contract the HOA accepts will include a plan for service to individual homeowners who are interested. He will post the new contract on our website or owners may contact the board for information. Terry is working on a new plan for the contractor who does common area maintenance for the HOA.

Paula Litz, co-chair for Architectural Committee, reported there are fewer parking violations. One continuing problem is with tenants who do not know what the rules are. From the floor came a statement about the manner in which parking is controlled by the parking enforcement committee. A homeowner stated that owners with a one car garage and two cars need to be considered and a change in the rules for parking the second car needs to be made. Discussion followed. President Litz reminded the audience the CC&Rs were changed recently by a two-thirds vote of the homeowners. She stated that the Board had worked many hours on those changes and they need to spend time on other issues. She then invited homeowners who seek to change the CC&Rs to research the need and bring their recommendations to the Board for consideration. It takes a two-thirds vote of the homeowners to change the CC&Rs and/or By-Laws.

Fay MacDonald reported on questions about paint colors for the outside of a house and said there is a need for providing a range of colors. She has had a range posted but it is no longer on the web site. She will post a range of exterior colors online in the near future.

**New Business:**

The **annual potluck** is set for March 21<sup>st</sup> from 5:00 to 9:00 p.m. in the auditorium of Desert Hills Recreation Center. Joan Burns is in charge.

Joan expressed a desire to have “sandwich board signs” with magnetic letters on which she could put the potluck dinner date and time. Danny will research the cost of these signs and put buying them into a future budget.

**Election Results:** Ninety-five votes were cast, enough for a quorum. Dan Johnson was elected to the Board.

**Motion to adjourn:** Rich Hornak made a motion to adjourn which was seconded by Paula Litz. Motion passed. Meeting adjourned at 11:15 a.m. The next annual meeting will be in February, 2020.

Respectfully submitted,

Helen Coile, Secretary