

GREEN VALLEY DESERT HILLS 5 HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Desert Hill Recreation Center

February 26, 2019

President Paula Litz called the meeting to order at 11:35 a.m., immediately following the annual meeting of the Association. Present were: Paula Litz, Sheldon Chanes, Danny Puckett, Helen Coile, Fay MacDonald, Terry Teale and Rich Hornak. Also present was Dan Johnson, newly elected to the board. A quorum was present.

The minutes from the December, 2018 meeting were corrected as follows: Barbara Fleshman worked with Fay in putting up the Christmas decorations, not Marilyn Jameson. Marilyn's name was removed and Barbara's inserted. The sentence reading "Marilyn will chair a decorations committee next year" was removed. Fay MacDonald moved to accept the minutes as amended, Danny seconded the motion; motion carried and minutes were approved as amended.

Pres. Paula introduced Dan Johnson, newly elected to the board, and called for selection of officers. These are the officers who were elected to serve this coming year:

Paula Litz, President ; Dan Johnson, Vice President; Danny Puckett; Treasurer, Helen Coile, Secretary and Sheldon Chanes, Member at Large. Architectural Committee is co-chaired by Fay MacDonald and Paula Litz. Maintenance committee is co-chaired by Sheldon Chanes and Terry Teal.

COMMITTEE REPORTS

Architectural: Fay MacDonald reported on a variety of requests and actions. Most issues have been resolved but some have not been. One renter was using a company other than the one we have approved for trash removal. Paint colors are often a problem. Fay had a color chart on the web site but it has disappeared. Paula will ask our web master if it can be retrieved. Discussion followed regarding the need to be sure buyers are given the name of our trash removal company and the need for having a color chart to assist homeowners in selecting approved colors for outside painting. Sheldon said Home Depot and Lowe's both will develop charts for homeowner associations. True Value may have a list of colors for Desert Hills 5. Fay will proceed with developing a chart for the architectural committee to use.

Finance: Danny Puckett, Treasurer, reporting. Danny has done an analysis of our assets which he discussed. Assets and checking and saving accounts are showing an increase since February of 2018. We are well within our budget for last year.

Rich Hornak did a review of the financial records and assets . He reported he found these were accurately reported and maintained in an organized order.

Danny reported not all homeowners have paid dues yet. There was discussion about late fees; it was confirmed that the postmark date determines whether or not dues are received on time. Three properties have been transferred to new owners since October, 2018 and transfer fees paid. Danny has submitted the annual report to the Arizona Corporation Commission. No copy of the Articles of Incorporation for Desert Hills 5 HOA could be found so Danny ordered them and has received them from the Arizona Corporation Commission.

Maintenance: Sheldon Chanes remains chair of this committee. Terry Teale reported the solar lighting at the monument has been replaced. He reported the slope along Camino del Sol at the entry needs improving. He will review the work needed to determine what we need to have done by a contractor, and discuss with the one we use. He said our weed control contract needs to be renewed or replaced. Weed control was discussed. University Termite and Pest Control, with whom we contracted last year, has not performed as well as desired. Terry got a bid from them for another year and one from Wildcat Exterminating. After discussion and comparison of both proposals, Dan moved to use Wildcat Exterminating and Paula Litz seconded the motion. Motion passed. Terry will contact Wildcat and put together a contract which will include treatment for both the common areas and any interested homeowners. Once the contract is ready, Danny will send the information by mail and email to the homeowners for their consideration.

Nominations: Pres. Paula said our By-Laws state that the Secretary will chair this committee. Dan Johnson will serve with Helen on this committee. There will be 2 openings next year on the Board of Directors. After discussion, Helen and Dan decided to start looking for volunteers to fill these before the homeowners who are here only in the winter leave for their other homes.

Parking Enforcement: Paula reporting. The number of violations has decreased. There is still an issue with a renter in a house managed by Green Valley Rentals. Paula will contact them. Renters often don't know what the rules are.

Other New Business:

Our Web master Gary Bebeau, has moved but is willing to continue as web master for the HOA. He would charge us a \$75 annual fee and wants the Association to obtain a credit card or a Pay Pal account to pay the annual web hosting fee associated with our website. Presently he has used his own credit card and has been reimbursed, but wishes to remove his credit card number for these charges. Pres. Paula will research obtaining a debit/credit card from Chase or other banks where we have accounts. The Green Valley Council has given us the name of a company who might replace Gary.

Paula reported any volunteers working for the HOA are covered by our liability insurance. She is working on new forms to be used by the owners of rental properties to keep us fully informed about renters. SAV has asked us to use Neighborhood Watch. No decision made. Canoa Seca Estates asks if we wish to join them in acquiring insurance. The board does not want to join anyone and will continue to obtain our own insurance.

Fay MacDonald reported on the workshop with Goldschmidt and Shupe, saying it was very informative.

Fay also reported on a complaint from a homeowner about the amount of yard decorations at a specific location. Discussion followed. It was agreed that the CCR's do require an owner to get permission from the board before making changes in their yard, which means the board should have been asked to approve this collection. She will be contacting the owner of the offending yard,

The next board meeting will be March 13, 2019 from 10:00 to 11:00 a.m. in room C at Desert Hills Recreation Center .

By consensus, the meeting adjourned at 1:00 p.m.

Respectfully submitted,

Helen Coile, Secretary