

GREEN VALLEY DESERT HILLS 5 HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting, Desert Hill Recreation Center

June 12, 2019

MINUTES

President Paula Litz called the meeting to order at 10:00 a.m. Present were : President Paula Litz; Treasurer Danny Puckett; Secretary Helen Coile; Member-at-Large Sheldon Chanes; Maintenance Committee Co-Chair Terry Teale; and Architectural Committee Co-Chair Fay MacDonald. Vice President Dan Johnson was present via a telephone connection. A quorum was present.

President Paula moved to accept the March 13, 2019 DH5 HOA Board minutes. Danny Puckett seconded the motion and the motion passed.

COMMITTEE REPORTS

Maintenance: Terry Teale reported the following: A question of land ownership came up regarding what was thought to be common area land bordering 2 lots on Manana, Nublada, and De Anza. A discussion was held and it was determined to continue maintaining this area until a decision on property ownership can be determined; common areas, except Retorno de Anza, will be treated with pre-emergent on June 25, 2019; the saguaro arm that broke off at the entry to DH5 will be taken away this week; additional landscape work will be done in the DH5 park area and the slope on Camino Del Sol near DH6.

Architectural (A/C): Fay MacDonald reported the following: Fay addressed 22 requests and/or complaints involving paint colors, yard maintenance, and other issues; Fay and Paula toured the streets looking at properties for weed and other A/C issues and they will be sending emails and/or letters out to the Lot owners of properties that need work; Paula reported parking violations continue and the A/C is recommending instituting a \$25 per day fine assessed against the property owner where the violation occurs (per CC&Rs 7.14.5). A short discussion was held and a motion to institute a parking violation fine will be presented at the next Board meeting; Paula reported some tenants are not informed by the Lot owner or property managers that Titan Trash and recycle is the DH5 trash contractor; Fay and Paula requested the Board consider adding an Architectural Review requirement when properties are listed for sale. Adding this requirement will force the seller to correct any A/C violations before the sale of the property. Paula made a motion that the HOA require an architectural review of property when it goes on the market for sale. Fay seconded the motion. A discussion followed, but since there were many questions and no consensus, Danny moved to table the motion for the next board meeting. Dan Johnson seconded and the motion to table passed.

Nominating: Secretary Helen reported a letter asking homeowners to consider serving on the DH5 Board was sent to Lot owners. To date, there were no responses and another letter will be sent out in September seeking Board member candidates.

Other Old Business: VP Dan Johnson emptied the contents of the DH5 storage unit and terminated the rental unit contract. Dan delivered the Christmas decorations to Fay for storage, financial records to Danny, and he is sorting through the rest of the records to determine what needs to be saved and digitalized and what can be destroyed.

Treasurer: Danny distributed the current Treasurer's report which includes information on our investments. Total assets are up from last year and expenses are under budget. Danny explained his draft 2019-2020 DH5 Budget which will be reviewed and voted on at the September 11, 2019 Board meeting. A lengthy discussion relating to increasing some 2019-2020 expenses and reducing or eliminating other expenses followed.

New Business: President Paula

In continuing with the budget discussion, Paula questioned whether or not we should remain members of the Green Valley Council (GVC) at a cost of \$1800 per year. After a short discussion, it was decided that Helen will contact the GVC and request a GVC representative provide a presentation to the DH5 Board at the September 11, 2019 meeting.

Paula also questioned whether or not we should retain attorney services provided by Goldschmidt and Shupe for another year. The Goldschmidt and Shupe contract expires in July 2019. After a discussion of pros and cons, Sheldon Chanes moved we discontinue our annual contract with Goldschmidt and Shupe, effective upon the expiration of our current contract. Danny seconded and the Motion passed.

Paula also reported DH5 has the second lowest dues of all Desert Hills subdivisions and suggested raising the HOA annual dues by \$4.00 per year, from \$236 to \$240, to help defray the cost of additional equipment needed for digitizing the HOA records. Discussion followed and no action was taken.

Paula continues to work on revamping the DH5 rental forms that are required from Lot owners who rent their properties.

President Paula moved to adjourn the meeting, Danny seconded the motion, and the meeting adjourned at 12:00 p.m. The next DH5 Board meeting will be held on **September 11, 2019 at 10:00 in Room A at the Desert Hills Recreation Center.**

Helen Coile, Secretary