

GREEN VALLEY DESERT HILLS 5 HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Sept. 11, 2019

MINUTES

Pres. Paula Litz called the meeting to order at 10:00 a. m. Present were: Paula Litz, Pres., Dan Johnson, Vice President; Danny Puckett, Treas.; Sheldon Chanes; Member at Large; Helen Coile, Sec. There was a quorum present. Note: VP Johnson was present via telephone connection. Also present were two committee co-chairs: Terry Teale, Maintenance; Fay MacDonald, Architectural. Also present were Thao Tiedt, President of the Green Valley Council and 7 homeowners.

Minutes from the June meeting were approved as edited by Paula Litz.

President Paula introduced Thao Tiedt who spoke about the Green Valley Council, a volunteer organization whose membership consists of Green Valley Homeowners Associations and individual members.

COMMITTEE REPORTS

**ARCHITECTURAL**—Fay MacDonald reporting. June was a busy month of resolving issues. Fay and Paula walked neighborhoods, checked out complaints and sent letters where needed. **Fay reported there are still parking violations. She moved to institute a \$25 per day parking violation fine. Paula seconded the motion. Discussion followed. Motion passed 4 Yes votes, 1 No vote.**

Currently Home Owners Associations are required to provide information about a property 's compliance with the CCRs when it is being sold. Paula pointed out that sometimes changes are made without the approval of the Architectural committee, so it is necessary then to do an inspection. She recommended the inspection of a property be done when it comes on the market for sale rather than after it has sold.

Fay MacDonald made the following motion: **Any Green Valley Desert Hills 5 property that is listed for sale will be subject to an Architectural Review by the Architectural Committee and must obtain a satisfactory Architectural Review Report that states the exterior of their property conforms to all CC&R Sections (including DH5 Rules and Regulations) and that it is not in violation of any CC & R sections. Dan Johnson seconded the motion. Discussion followed. Motion passed unanimously. This motion will come into effect after homeowners have been notified of this action by the Board.**

**MAINTENANCE:** Terry Teale reporting. Terry gave an update on weed control. The application for weed control in July was very effective. He will wait to see if a second application is necessary. There was discussion about propping up the saguaro cactus on common ground at Mercado and Hacienda. An arm has fallen off one saguaro and was removed. Some struggling Texas rangers along Retorno de Anza were removed. Terry is working on vegetation for the entrance. He is now satisfied with the appearance of the river rock on the slope at the entrance. Terry presented a new contract with Bert Nido, our common grounds landscape contractor. There is no change in cost. **Sheldon Chanes moved**

**to accept the new contract, Danny Puckett seconded. The motion passed unanimously.** Terry also had information on cost and installation of Private Street and Speed Limit signs. **A motion was made by Paula to purchase and install 8 private streets signs and nine 15 mph signs(color and size to be determined) for placement at entrances of five DH5 streets that connect to Retorno de Anza or Camino Mercado, public streets that are maintained by Pima County . Sheldon Chanes seconded the motion and it passed unanimously.** The streets that will be affected are : Agave Lane; Hacienda; Retorno de Manana; Via del Bac; and Via de Anza. A homeowner asked about the mirror on Retorno de Anzo. She said the corner it is on is scary and the mirror is to improve visibility but is apparently sloppy and doesn't do the job. Discussion followed. It will be looked at to see if it needs replacing.

NOMINATIONS: Helen and Dan reporting. There are now 3 openings on the board. It was stated that it is important for people to know they would be running to serve on the board, not for a particular position. At the first meeting of the new year, board members decide among themselves who will fill what position—President, VP, Secretary, Treasurer, At large, etc. A reminder was sent out to all homeowners asking them to consider serving their association. No responses to date. Another request will be sent out.

TREASURER, Danny Puckett reporting. Expenses are staying within the budget. Some discussion originated in audience about not getting mail on time to meet the deadline for payment of dues. Homeowners are responsible for keeping the board informed about their mailing addresses at all times. Decision is that late fees will still be assessed when necessary. There are no street repairs anticipated this year.

NEW BUSINESS: Vice President Dan Johnson has moved some items, such as Christmas decorations, from storage to locations with board members and he is working on putting minutes on thumb drive. Those items that weren't in use and are not necessary to save were discarded. Sheldon Chanes thanked Dan for his work with the storage and the board applauded Dan.

**A motion was made by Paula to allocate \$500 to purchase a stand-alone scanner, commercial grade shredder, portable hard drive, and thumb drives to capture and maintain all DH5 records that are required by Arizona Statutes to be maintained since the D H 5 inception on 3/26/1980. Motion seconded by Sheldon. Discussion followed. A suggestion was made to purchase a multi-position printer. No change was made in motion. Motion passed unanimously.**

**Paula made a motion to discontinue the DH 5 HOA membership with Green Valley Council for an annual savings of \$1800. Sheldon Chanes seconded the motion. Discussion followed.** Danny Puckett recommended staying in until the homeowners could have a voice in the matter. Helen said she thought this was a decision for homeowners, not the board, even if the board has the authority to make the decision. She asked that the minutes show that she objects to not remaining in the Council. A homeowner in the audience suggested tabling the motion. No action was taken. **The motion passed with 3 yes votes and 2 no votes. The membership will not be renewed when it expires at the end of the year.**

**Paula made a motion to increase the DH5 annual dues assessment \$4.00, from \$236 per year to \$240 per year. Sheldon Chanes seconded the motion.** Discussion followed. The last dues increase was a \$20 increase in 2014. The board, under CC&R Article 3.3, may increase dues to no more than 20% per year. This increase is less than 2/10ths of 1%. It will help defray cost of purchase of new equipment for records keeping and purchasing the street signs.

**Motion passed with four Yes votes, one No vote.**

Danny moved to adjourn, Sheldon seconded. Motion passed and meeting adjourned at 11: 55 a.m.

The next regular meeting will be Dec. 11. 2019.

Helen Coile, Secretary