

GREEN VALLEY DESERT HILLS 5 HOMEOWNERS ASSOCIATION, INC

Board of Directors Meeting December 11, 2019

MINUTES

Pres. Paula Litz called the meeting to order at 10:00 a.m. Present were these board members: President Paula Litz, Vice President Dan Johnson, Treasurer Danny Puckett, Member at Large Sheldon Chanes, and Helen Coile, Secretary. There was a quorum. Also present were 25 homeowners and Committee Chairs Terry Teale and Fay MacDonald.

Minutes of the September 11, 2019 meeting were approved.

COMMITTEE REPORTS:

Architectural, Fay MacDonald reporting: Seven improvement plans and changes were reviewed. New requests for air conditioning plan reviews include solar installations. Property owners selling their homes are voluntarily following the requirement passed at the September board meeting to have property reviewed for compliance with the CCRs prior to listing for sale rather than after selling it.

Maintenance: Terry Teale reporting: Terry discussed putting off the second weed control application, scheduled for December, and instead having it done in April or May of 2020. After discussing pros and cons, with some input from audience, the decision was made to have the application done as scheduled. Old Pueblo Cactus company said to take down a saguaro on common area that was leaning rather than wait for it to fall on its own. Bert Nido took it down. The landfill charged us \$75.

The park area and entrance area vegetation and lighting were discussed. The solar lighting at the entrance is being replaced as it fails. No decisions were made about plantings.

Three paving contractors inspected our streets upon request. There are lots of new cracks -- an indication the original roads are failing. Upon request they provided estimated costs for repair or replacement. None of the 3 recommended sealing and seal coating. The last seal coat was done in 2014. The streets were built in 1983. They will need to be rebuilt before long. Estimated cost to rebuild: \$300,000 to \$450,000. Estimated cost for poly chip and sealing is \$112,000 --\$160,000 with estimated life of 10 years. Micro cost was estimated at \$103,000. Currently the street fund has \$284,558 in it. By the year 2021 at the current rate the fund will have \$353, 818. Discussion followed. The decision was made to send the issue on to the new board. Cracking will be watched and it will be the responsibility of the new board to make the decision whether to repair or replace.

It was recommended the new Private and MPH street signs be relocated to the right side of the street entrances which is normally where these signs are placed. After discussion, it was agreed the signs were to be relocated so they are immediately visible.

Nominating Committee : Helen and Dan gave a report on number of persons interested in serving on the board. Response has been good and there will be enough candidates to fill the openings. There are now three (3) openings. Dan is developing ballots. These will be distributed in plenty of time for homeowners to read biographies of each candidate. Helen will get volunteers to tally votes.

New Business

REPORTS: President Paula gave an overview of recent cost savings and justification of the \$4.00 dues increase. She explained that historically Desert Hills 5 dues have been increased \$20 every five years. This increase covers increasing costs such as postage, supplies, landscaping and weed control increases. The last dues increase was in the year 2014. Instead of increasing dues by \$20 this year the board took a look at and cut expenses. We no longer pay to rent a storage unit, do not have a lawyer on retainer and will not renew membership in the Green Valley Council. This saves the Association about \$3200 a year. There are 196 lot owners in the Association. She divided \$3200 by 196 which shows a savings per lot owner of about \$16.00 per year. Then she subtracted \$16 from \$20 and got \$4.00 which is the amount approved by the board at the September meeting as a dues increase. She also explained that individuals may join the Council even if their HOA does not belong for a cost of \$15.

President Paula called on **Sheldon Chanes to give an overview of the information coming from three property management companies: Cadden, Stratford and Valley.** Sheldon said we will still be required to have a governing Board. He reported that the Board would continue to make all decisions which would then be carried out by the management company. Cost to each homeowner he estimated at \$8.00 to \$20.00 per month. This is in addition to the other expenses which the HOA has, and means a dues increase will be necessary to pay for the management cost. It was suggested we put our need for volunteers to serve on the board on the web site.

Treasurer: Danny Puckett reporting: Danny distributed the 2019-2020 budget with a comparison to the previous year. Expenses are under income and budget for the year. Ten lot owners have not paid dues yet. One is in a second year of arrears. Following discussion of the situation it was decided to leave the issue to be resolved next year.

Meeting opened to floor: Discussion included parking rules and dues. Terry Teale gave a petition from homeowners requesting a special meeting to discuss decision to leave the Green Valley Council to Secretary Helen. It will be passed on to President Paula.

Meeting adjourned at 12:15 p.m. Next meeting will be February 11, 2020 , from 10 a.m. to 12 noon, in the Auditorium at Desert Hills Social Center. This is the Annual Meeting.

Helen Coile, Secretary