

GREEN VALLEY DESERT MEADOWS III, INC. HOA  
ANNUAL MEETING MINUTES **APPROVED**  
February 15, 2023 3:00pm Abrego South

Board members present were Bill Mulesky-President, Debra Woolley-Secretary, Tom Marek-Treasurer, and Marsh Eades-Assistant Secretary.

Including the Board, 16 members were present representing 14 Lots.

The meeting was called to order at 3:13pm by Bill and the Board introduced themselves.

Tom presented the 2022 Financial Report and the 2023 Budget proposal which had been approved by the Board at the Board meeting. There were no comments by the Members.

Mary Wood presented the 2022 Audit Report. There were no comments by the Members.

Debra presented the Architectural Report. There were no comments by the Members.

John Powell presented the Grounds & Weeds Report. John announced that he would continue with Grounds & Weeds for the next three (3) months to follow up on the current notices but he would be resigning from the Grounds & Weeds committee after that.

Marsha, Chair of Nominations Committee presented the Nominations Report. Marsha, Randy Drenning, and Lois Norman (Mike Norman was unable to attend) met to open the Ballot Envelopes at 5pm on Friday, February 9, 2023 at the home of Jon and Debra Woolley.

There were 143 Ballots Received (64% of members)

There were 137 Votes for Morris Brown (61% of members)

There were 2 write-in votes. One for Donald Trump and One for Eduardo Cavazos.

There were 130 Votes to approve the 2022 Minutes (58% of members)

By a majority vote of members Morris Brown was elected to the Board for a three-year term and the 2022 Minutes were approved.

Topics of discussion during Members' Open Forum were as follows:

The need for volunteers. Someone will have to take over for John Powell on the Grounds & Weeds Committee and really we need more than just 2 members. He and Eduardo Cavazos have been serving and it is a lot for 2 people to do. Needs to be a team of maybe 6 to stay on top of the condition of the yards and alleyways.

The question was raised about whether Homeowners are allowed to put gravel in the alleyway behind their homes. County would prefer we don't because it could lead to erosion problems

by diverting the water after it rains. Some Homeowners did place gravel down because of erosion problems and it helped to keep it away from their walls. No definitive answer.

The county is in charge of the maintenance of the arroyos. A member is hopeful that the mowing contractor would be more attune to the condition of erosion and report that back to the county. We, as an HOA, can also report erosion and drainage problems to Green Valley Council who then reports it to the county. They have more pull with the county since they are the representative body for Green Valley HOA's.

A member recognized the passing of Duane Huckleberry in December and was grateful for the years of work he had done for the HOA.

Questions were raised about the deterioration of the empty house on Abrego that the stucco continues to fall off of. There are still dogs in the house that the owner has been seen coming a few times a week, after dark, to feed and water. The owner hasn't responded to letters and we have no current email or correct phone number.

A member reported that someone is walking four (4) dogs at night, off leash, and not picking up after them. He has been visible on a Ring doorbell. If anyone should happen to witness this individual, please report them to 911 immediately.

Mary Wood knows of two (2) volunteers interested in the Social Committee which should be organizing soon. If interested in helping let us know. [Info@desertmeadows3.com](mailto:Info@desertmeadows3.com). It was suggested that maybe the Social Committee could do a "street party" or "cul de sac" party when the weather warms up.

The problem of overgrowth in the alleyways was discussed. It is important that Homeowners recognize that the Fire Department will bill them for any damage done to their vehicles by overgrowth. Plants do not belong in the alleyways. The Homeowner is responsible for keeping their half of the alleyway plant and weed free and trimming any shrubbery/tree limbs that encroach on that alleyway. Dry plants/weeds are a potential fire hazard.

The Board Meeting dates for 2023 are May 17<sup>th</sup>, August 16<sup>th</sup>, and November 15<sup>th</sup>.

A motion was made, seconded, and unanimously passed to adjourn the meeting. The meeting was adjourned by Bill at 3:53pm.

Respectfully Submitted,

Debra Woolley  
DMIII HOA Secretary

