

GREEN VALLEY DESERT MEADOWS III, INC., HOA
ANNUAL MEETING MINUTES **APPROVED**
February 28, 2024 3:00pm Abrego South

Board members present were Bill Mulesky-President, Debra Woolley-Secretary, Marsha Eades-Asst. Secretary, and Morris Brown-Asst. Treasurer

Including the Board, 15 members were present representing 14 Lots.

The meeting was called to order at 3:14 by Bill and all members introduced themselves.

Jeanie Richardson, of the Audit Committee, presented the Audit report. No comments from members.

The Treasurer's report dated January 31, 2024 and the 2024 Budget which had been approved by the Board at the Board meeting were presented. A question was raised about whether or not the spouses of Board members were covered under our liability insurance policy. Debra will have to contact the insurance company for clarification.

There was no Architectural report.

Debra read the Grounds and Weeds report submitted by John Powell, Chair of the committee, who is resigning. No comments from members.

Coleen Astalos, of the Social Committee, reported that the January Wine and Cheese event was a success. Fifty-nine Social Surveys were returned with the preferred days, times, and types of gatherings. She outlined the upcoming planned events, pending approval of GVR scheduling at Abrego South. The next event doesn't involve Abrego South. It is a "Take Your Drink (non-alcoholic) for a Walk", an opportunity to get out and mingle with neighbors who will gather on Santa Chalice between Santa Carla and San Ray on Tuesday, March 5th at 5pm. A member suggested that when we have a Social event we might consider bringing canned or shelf stable foods for the local food bank.

Debra read a letter of resignation from Morris Brown, Asst. Treasurer, effective at the 2023 Annual Meeting, which stated that his "reason for this action was to facilitate and encourage new energy and enthusiasm from the residents of this fine community." The membership thanked Morris for his service.

Marsha, Chair of the Nominations Committee read the Nominations Report.

There were 137 Ballots received (61% of members).

There were 121 Votes for Bill Mulesky (88%).

There were 112 Votes for Mike McCoy (82%).

There were 121 Votes for Dan Ives (88%).

There were 2 write in Votes: Eduardo Cavazos and John Powell.

There were 120 Votes to approve the 2023 Annual Meeting Minutes (88%).

There were 117 Votes to approve the Street Parking Regulation (85%).

By a majority vote of members choosing to Vote, Bill Mulesky, Mike McCoy, and Dan Ives were elected to the Board for a three-year term. The 2023 Annual Meeting Minutes were approved, and the Street Parking Regulation was approved.

The Board thanked Morris Brown for his help this past year in aiding Tom Marek, our Treasurer, in securing the investment CDs for the HOA. Morris Brown relinquished his Board seat.

The Board welcomed Dan Ives and Mike McCoy to the Board and recognized Bill Mulesky as he continues to hold a seat on the Board.

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

Neighbors of the empty house on Abrego that is in disrepair no longer has dogs living there unattended. The owner has been seen on occasion picking up her mail after dark but will not respond to HOA contacts.

SAV (Sheriff's Auxiliary Volunteers) pamphlets and information sheets were available on the back table.

Dan Ives was vandalized twice this past year and suggests homeowners might think about installing motion detector lighting or ring doorbells to deter crime. The mailbox pole lighting isn't bright enough to be a deterrent.

Dan is a retired police officer and offered to aid any members interested in finding ways to protect themselves or their property with non-lethal possible solutions.

Since there isn't enough interest in a Neighborhood Watch at this time, an active Social Committee with active member participants wanting to get to know each other better is a good start to a safer community.

A member asked about the several mailbox pole lights that weren't working. If the light is shared by two mailboxes, one of the Homeowners is responsible for paying the electric bill which is very minimal, and the other is responsible for replacing the lightbulb when necessary. There is no master map telling who does what. You have to figure it out by waiting until the light is on and turn your breaker off. If the light goes out then you know that you are the one paying the bill and your neighbor is responsible for replacing the lightbulb. If the lightbulb is replaced and the light still doesn't work, it could be the sensor that needs to be replaced. If

there is an empty lot next door to your property, you know you are the one paying the bill since you are the house with electricity, there is no electricity in the empty lot.

Jan and Ken Robinson can use help with the Grounds and Weeds Committee so we need to request volunteers.

There is a new proposal in AZ legislation that would negate the vote our HOA just took regarding the Street Parking Regulation on Pima County roads. We were told that we had to take a vote of approval of the membership to continue to regulate parking, which we did, and it was approved. Now there is a proposal to amend A.R.S.33-1818 to eliminate all community association regulation of roadways for which the ownership has been dedicated to or is otherwise held by a governmental entity. So, at this point in time, and in accordance with our CCRs, we can still regulate what types of and how long RVs, trucks, trailers, etc. can be parked in Desert Meadows III but we don't know yet if this House Bill 2470 will pass and affect that.

The 2024 Board Meetings are scheduled at 3:00pm at Abrego South on: May 15, August 14, and November 13. They will be posted on the website and Announcements and Agendas will be E-Blasted out via Mail Chimp ahead of the meetings.

The next Social, "Take your Drink (non-alcoholic) for a Walk" is scheduled for Tuesday, March 5 from 5-6pm. Meet up on Santa Chalice between Santa Carla and San Ray and get to know other members.

Other upcoming Socials will be announced when we have approval for our reservations at Abrego South so watch for E-Blasts with those Announcements in the near future.

The meeting was adjourned by Bill at 4:33pm.

Respectfully Submitted,

Debra Woolley
DM3 HOA Secretary

