

GREEN VALLEY DESERT MEADOWS III, INC. HOA  
ANNUAL MEETING     **APPROVED**  
February 16, 2022   3:00PM     Abrego South

Board Members present were Bill Mulesky-President, Randy Drenning-Vice President, Debra Woolley-Secretary, Tom Marek-Treasurer, Mike Norman-Nominations Chair, Hugh Cox-Grounds & Weeds Chair, and John Powell-Board Member.

23 Homeowners were present representing 17 Lots.

The meeting was called to order at 3:00pm by Bill and the Board introduced themselves.

John Walker asked how many members (lots) constituted a quorum. Tom replied that 23 lots would have to be represented. Debra stated that a quorum was only necessary if there were going to be a vote. Since the Ballot/Election and Annual Minutes approval was done by mail, no vote would be necessary at this meeting. John Walker asked about a vote on the 2022 Budget. Debra replied that the Board had approved the proposed Budget at the 2:30 Board meeting, which would be presented to the Members at this Annual meeting where they would have a chance to review it and/or offer input on any necessary changes. With or without changes, the Budget could then be ratified at the Organizational Board meeting following the Annual meeting.

Tom presented the 2021 Financial Report and 2022 Budget proposal. John Walker questioned the 2021 Legal expenses of \$1813.00. Tom explained that the majority of that expense involved the recall election of a Board member and a legal opinion on a parking violation.

Mary Wood presented the Audit Report stating that the Audit Committee, consisting of Jan Robinson, Jeanie Richardson, and herself, found that the Financial Statement dated December 31, 2021 accurately reflected the actual financial records for the year and its current status.

Randy presented the Architectural Report that Suzanne Stadler had prepared stating that in 2021, 21 permits had been approved with 18 completed.

Hugh Cox presented the Grounds & Weeds Report stating that, in 2021, only 39 compliance letters were sent to Homeowners with 39 favorable responses so no follow-up letters were necessary. He reminded us that there are a lot of weed seeds just waiting to germinate and it's easier to keep up with the weeding and trimming if we do at least a little on a regular basis. He further stated that this would be his last day as Committee Chair and he was grateful for the opportunity he was given.

John Powell, as a member of the Grounds & Weeds Committee, thanked Hugh for his guidance.

Mike Norman presented the Nominations/Elections Report first reviewing the Nominations/Elections timeline and Ballot counting procedures, and then announcing the Election results. Out of 223 Ballots mailed, 141 were returned. The results are as follows: Debra Woolley, 131 votes. Randy Drenning, 129 votes. Tom Marek, 128 votes. Marsha Eades, 119 votes. Georgette Lauzon, 95 votes. There were several write-Ins. Cathy Tewksbury, Theo Rosenberg, and Eduardo Cavazos each received 2 votes. The following write-ins each received 1 vote: David Schlib, Jim Eades, Brenda Smith, Doug Hartman, Morris Brown, Bullwinkle, Hugh Cox, Rick Adams, Cathy Carlton, Ralph Johnson, Perry Metcalf, and Ann Reid. There were 119 yes votes for the 2021 Annual Minutes Approval.

Bill Mulesky relieved Hugh Cox, and John Powell of their Board duties and welcomed Marsha Eades to the Board. Bill then made the announcement that just before the start of the Annual meeting, Georgette Lauzon presented him with a letter addressed to the Board stating that, due to failing health, she would not be accepting a position on the Board. Bill announced that her absence created a Board opening and said that if anyone present wished to become a Board Member he could appoint them for one year.

During the Members' Open Forum several topics were discussed as follows:

An update on the parking violation.

What could be done about trailers or unlicensed vehicles in the community.

What could be done if children under the age of 18 were living in the community.

How we could handle Grounds & Weeds violations if there were no Grounds & Weeds committee.

The possible need for a CC&R revision concerning overgrowth in the empty lots which tend to become overgrown rapidly and spread seeds to neighboring lots.

The need for always establishing a paper trail; the complaint forms being the first step if we are to investigate perceived violations.

The need for a "Code of Conduct" in light of some of the behaviors exhibited at meetings during 2019, 2020, and 2021.

The legitimacy of fines policies; of what use are they if they are not acting as a deterrent and can't be enforced.

The need for a re-filing of our Bylaws and an updating and rewriting of our CC&Rs if we are to ensure that they are legal and enforceable.

The need for Attorney assistance with the Bylaws, CC&Rs, and Policies.

The importance of maintaining our 55plus community status and protecting our property values.

The dates for the 2022 Board meetings & Socials were set as follows:

Board Meetings will be held May 18<sup>th</sup>, August 17<sup>th</sup>, and November 16<sup>th</sup> from 3-5pm at Abrego South.

Socials will be held March 16<sup>th</sup>, and July 6<sup>th</sup> from 4-6pm at Abrego South.

A December Social was discussed but the consensus was that December was already busy enough with Holiday gatherings and January might be a better month for a Social so a date for a January 2023 Social will be decided on later.

Mary Wood volunteered herself, Lynne Connolly, and Shirley Girod to continue to serve on the Social Committee for 2022.

There being no further business to discuss, the motion was made, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 4:24pm.

Respectfully Submitted,

Debra Woolley  
DMIII HOA Secretary