

GREEN VALLEY DESERT MEADOWS III, INC., HOA
ANNUAL MEETING MINUTES **UNAPPROVED**
FEBRUARY 11, 2026 3:00PM
1922 S Abrego Drive Carport

Board members present: Bill Mulesky-President, Debra Woolley-Secretary, Karen Carter-Asst Secretary, Tom Marek-Treasurer, Marsha Eades-Asst Treasurer, and Morris Brown-Member at Large.

Including the Board, 32 members were present representing 27 lots, establishing a quorum.

The meeting was called to order at 3:14 pm by Bill.

The Board introduced themselves and implored members to think about serving a one-year appointment to the Board to replace Morris Brown who was a one-year appointee in 2025.

Debra read the minutes of the February 12, 2025 Annual meeting. There were no corrections. A motion was made, seconded, and unanimously approved to accept the minutes as read.

Jeanie Richardson presented the Audit report stating that financial records for 2025 were examined by the Audit committee consisting of Mary Wood, Jan Robinson, and herself on January 16, 2026 when they met with Tom, and that the financial records accurately reflect the actual financial records of the corporation.

Tom presented the Treasurer's report ending January 31, 2026 and the 2026 Budget which had been approved by the Board at the previous Board meeting. Questions were raised about a duplicate amount of \$2152 showing up as bank interest (line 14) and again as CD Interest (line 18) in column B 2025 Budget. After closer examination it was determined that the amount of \$2152 should only appear once under bank interest because in the 2025 Budget we didn't have CD interest to account for yet. Removing that amount from line 18 would then reduce the Total Income (Line 20) from \$14709 to \$12557 which is accurate for the 2025 Budget. That amount was a budget amount, not an actual amount and doesn't affect the 2025 Actual amount or the 2026 Budget. Tom and Debra will correct those amounts on the final paperwork. A motion was made, seconded, and unanimously approved to accept the 2025 Financial Statement/2026 Budget with corrections.

Debra presented the Architectural report given to her by Suzanne Stadler stating that 10 permits were submitted in 2025, all of which were approved, and all but one completed.

Jeff Taylor presented an update from the Grounds and Weeds Committee stating that inspections would begin again starting in March.

Coleen Astalos presented the Social committee report stating that about 30 homes participated in the garage sale last Fall. The January pizza party was successful with 36 homeowners attending. Laura Swenson has joined the Social committee and is adept at decorating and creating colorful email invitations. Coleen reminded us of the Feb 15th Wine and Appetizer Social and the March 24th Potluck Social (location information to be decided). If members are interested in Garden Party Tours in April they should contact Cathy Tewksbury to participate. No activities are planned for the summer. In October we can look forward to an outdoor Barbeque and Potluck.

Topics discussed during Open Forum were as follows:

Home Title Fraud is becoming a problem. GV Council is passing a petition calling upon our Congressional and Legislative leaders to prioritize decisive action to fortify our recording systems and provide homeowners with the legal protections they deserve. A petition was available at the meeting for homeowners to sign which will be turned in to GV Council.

Several members attended the GVR meeting concerning Abrego South Pool. They were told that the replacement of the pool and bath house is budgeted for and work should begin soon.

Outdoor lighting seems to be an issue in a few areas where bright motion detector lights are going off in the middle of the night which shine into homeowner's bedroom windows and disturb their sleep. Outdoor lighting should be directed downward.

Dog feces is piling up in the rear and side alleyways along S. San Vincent. Pet owners need to be responsible in picking up after their dogs.

With Cox cable/internet being unreliable at times, a member said he switched to T-Mobile for internet and is very satisfied with it. A member attended a GV Council Fiber Optics seminar. There are three companies interested in installing Fiber Optic lines in Green Valley. No date when that type of work will begin but it would be an alternative to Cox.

A member, who previously spoke in the Board meeting, spoke again saying that someone had cleared up some of the overgrowth behind S San Vincent. Tracks showed that someone came down from the freeway to enter her backyard and steal her bicycle. In light of that and that the overgrowth does create somewhat of a noise barrier it was thought that we might want to leave the overgrowth as it is.

The meeting was adjourned by Bill at 4:39 pm.

Respectfully Submitted,
Debra Woolley, DMIII HOA Secretary

