

GREEN VALLEY DESERT MEADOWS III, INC., HOA
ANNUAL MEETING MINUTES **APPROVED**
FEBRUARY 12, 2025 3:00PM ABREGO SOUTH

Board members present: Bill Mulesky-President, Dan Ives-Vice President, Debra Woolley-Secretary, Tom Marek-Treasurer, Marsha Eades-Asst Secretary, and Randy Drenning-Member at Large, establishing a quorum.

Including the Board, 14 members were present representing 13 lots.

The meeting was called to order at 3:00pm by Bill.

Tom presented the Treasurer's report ending January 31, 2025 and the 2025 Budget which had been approved by the Board at the previous Board meeting.

Jeanie Richardson presented the Audit report stating that financial records for 2024 were examined by the Audit committee on January 31, 2025 and accurately reflect the current status for the corporation. A motion was made, seconded, and unanimously passed by the Board to approve the Audit report.

Randy presented the Architectural report stating that 13 permits were requested in 2024, all were approved, and 11 have been completed. A motion was made, seconded, and unanimously passed by the Board to accept the Architectural report.

Debra presented the Grounds and Weeds report that had been submitted by Jan Robinson where Jan stated that 81 notices were sent out in the spring of 2024 and good responses were achieved from a large percentage. As a whole she sees that our community has an overall pride in ownership attitude. A motion was made, seconded, and unanimously passed by the Board to accept the Grounds and Weeds report.

Coleen Astalos presented the Social committee report stating that 33 members had attended the pizza party on Jan 18 where 9 ½ pizzas plus salad and cookies were consumed. The next social, a Hot chocolate and Bon Fire gathering, is Feb 18th at 4pm at 1987 S Santa Carla Dr. Future socials are planned for Mar 16th St Patrick's Pot Luck, April Garden Tours, May Wine and Chocolate, and November Neighborhood Garage and Craft Sale. A motion was made, seconded, and unanimously passed by the Board to accept the Social report.

Marsha presented the Nominations Report. 125 Ballots were received (56% of membership). Tom Marek received 121 votes (98.3%), Marsha Eades received 115 votes (93.4%), Debra Woolley received 118 votes (95.9%), and Karen Carter received 118 votes (95.9%). The 2024 Minutes were approved, with a typo correction (2014 changed to 2024 in paragraph 5), with 121 votes (54%).

There were two write-in votes. Jim Eades, who is ineligible because Marsha is already on the Board, and Bob Logan, who after contacting him via phone to offer him a Board seat, declined. By a majority vote of members choosing to vote, Tom Marek, Marsha Eades, Debra Woolley, and Karen Carter were elected to the Board for a three-year term and the 2024 Minutes were approved.

The Board thanked Randy Drenning for his service as he vacated his Board seat and welcomed Karen Carter to the Board as she accepted her Board seat. That still left one vacant Board seat (to maintain an odd number). After a plea from the Board to the members present, Morris Brown offered to serve in an appointed position for one year. Bill Mulesky, as President, and with Board approval, appointed Morris Brown to a one-year position on the Board.

Topics discussed during Open Forum were as follows:

How to deter speeding in our neighborhood. Bill will check into getting a speed detection sign from GVC which they lend out to HOA's.

How to get members interested in the Socials. The Social committee is doing all the right things but there are so many other things to do in our community which split members' time. Also, statistics show that approximately 35% of our Eblasts are unread by members so our "news" isn't reaching everyone.

The possibility of all households using the same garbage service to lower costs which would mean a contract with the garbage company which requires 100% participation and long contracts. While some members might be accepting of that idea, many would not want to be roped into a contract and always want a choice in their garbage service.

What can be done about failing streetlights in the neighborhood? Can solar sensors to bypass old electrical wiring or dusk to dawn electric light bulb be used? Can the HOA fund new street lights? Per our CCRs, streetlights are the responsibility of the homeowners.

Possible flooding and remembering storms of 1983 and 1993.

Proposed Policy adoption by the new Board at Organizational meeting. Consensus that the new Policies should be snail mailed to all members along with the Board meeting and Social schedule for 2025.

Tom will have a 2026 Budget ready for approval for the Nov 12, 2025 meeting instead of waiting until February 2026 so any expenditures that are made in early 2026 will have been approved.

The meeting was adjourned by Bill at 3:56pm.

Respectfully Submitted,

Debra Woolley
DMIII HOA Secretary

