

GREEN VALLEY DESERT MEADOWS III, INC., HOA  
BOARD MEETING MINUTES **APPROVED**  
February 28, 2024 2:30pm Abrego South

Board members present: Bill Mulesky-President, Debra Woolley-Secretary, Marsha Eades-Asst. Secretary, and Morris Brown-Asst. Treasurer establishing a quorum.

Including the Board, 12 members were present representing 11 lots.

The meeting was called to order at 2:30pm by Bill and the Board introduced themselves.

**Minutes** – Debra read the November 15, 2023 Board meeting minutes. A motion was made, seconded, and unanimously passed to approve the minutes as read.

**Reports** – Jeanie Richardson of the Audit Committee read the Audit Report stating that the December 31, 2023 Financial Statement accurately reflected the financial records of the corporation.

The Treasurer's Report ending January 31, 2024 and the 2024 Budget were presented. Motions were made, seconded, and unanimously passed to approve the Treasurer's Report and the 2024 Budget.

There was no Architectural report.

Debra read a Grounds and Weeds report submitted by John Powell who is resigning as Chair of the Grounds and Weeds committee. A motion was made, seconded, and unanimously passed to accept the Grounds and Weeds report.

**Ongoing Business** – Debra acquired information and pamphlets from SAV on their programs and safety in the neighborhood which were on display for members. Discussion ensued regarding forming a Neighborhood Watch program. Knowing it would require a minimum of eight to twelve HOA members interested in facilitating such a program and there doesn't appear to be enough interest from the members at this time, the idea was tabled.

Bill reported that he had contacted Green Valley Council, ADOT, and the Fire Department concerning the overgrowth on the berm between the properties on S. San Vincent and the freeway. The Fire Department considers the overgrowth a potential fire hazard but ADOT who owns the property and is responsible for its upkeep is refusing to maintain it. Bill was told by ADOT that they would not object if the property owners wanted to clean it up and maintain it, which raises the question of liability in case of an injury. A member suggested that since a fire there could spread to other areas of the neighborhood we might assess how much it would cost to clean up the berm and split the cost amongst the 223 HOA members but the consensus

was that many of our members could not afford to contribute to a project like that and many would not want to contribute since their property didn't run along the freeway. Another member suggested that we might contact an investigative reporter at a local news station to get involved since the overgrowth on the berm doesn't just affect our HOA, but also others along the freeway. Another member suggested that a letter to the Attorney General's office might be beneficial. Bill will consult with GVC for their input on involving a news station and/or the Attorney General.

**New Business** – Debra stated that our attorney, Carolyn Goldschmidt, recently retired. Debra had attended a seminar hosted by another firm, Carpenter, Hazelwood, Delgado, & Bolen a couple of years ago at Green Valley Council. GVC has been disseminating information on no cost Zoom seminars that the law firm is presenting on matters concerning HOAs. After discussion, a motion was made, seconded, and unanimously passed to consult Carpenter, Hazelwood, Delgado, & Bolen should the need arise for legal counsel.

Debra reported that she had researched information from Pima County regarding the installation of speed bumps to help control speeding in the neighborhood. It would be a long and costly process for the HOA with no guarantee that Pima County would approve the project. After discussion, the consensus was that since it is really only a few residents that are speeding on a couple of streets, it didn't make any sense for the HOA to pursue the installation of speed bumps at this time. The issue was tabled.

**Members' Voice** – Knowing that the Annual Meeting would follow this meeting, members had nothing to discuss at this time.

There being no further business before the Board, it was moved, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 3:13pm.

Respectfully Submitted,

Debra Woolley  
DM3 HOA Secretary