

GREEN VALLEY DESERT MEADOWS III, INC., HOA
BOARD MEETING MINUTES **APPROVED**
May 13, 2026 3:00pm Abrego South

Board members present: Bill Mulesky-President, Dan Ives-Vice President, Debra Woolley-Secretary, Tom Marek-Treasurer, Karen Carter-Asst. Secretary, and Marsha Eades-Asst. Treasurer establishing a quorum. Excused absence-Coleen Astalos-Member at Large.

Including the Board, 18 members were present representing 17 Lots.

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

Minutes – Debra read the February 11, 2026 Board meeting minutes. A motion was made, seconded, and unanimously passed to approve the Minutes as read. Debra read the February 11, 2026 Board Organizational meeting minutes. A motion was made, seconded, and unanimously passed to approve the Minutes as read. Debra stated that the February 11, 2026 Annual meeting minutes would be presented to the membership for a vote to approve on the 2027 election ballot which will be mailed out in December.

Reports – Tom presented the Treasurer's Report. As of 4/30/26, there was \$7141.36 in Checking, \$7750.14 in Savings (Legal Reserve Fund), and \$54,463.72 in CDs. There are currently 3 CDs. Two of them will mature in October, the funds will be moved to Savings temporarily until the other one matures in January of 2027 at which time all three will be rolled over into one CD for ease of maintenance. Bill suggested that Tom consult with Edward Jones about a Money Market Account, which might make more interest, vs CDs. A motion was made, seconded, and unanimously passed to approve the Treasurer's Report.

Debra presented the Architectural report that had been prepared by Suzanne Stadler, Architectural Chair. So far this year only two permits have been requested, and both were approved. A motion was made, seconded, and unanimously passed to accept the Architectural Report.

Jan Robinson and Jeff Taylor presented the Grounds & Weeds report stating that 34 notices were sent out on March 12th. No date has been set yet for another inspection. A motion was made, seconded, and unanimously passed to accept the Grounds & Weeds report.

Debra stated that Coleen Astalos, Social Chair reported to her that about 20 members attended the April Potluck and the next Social would be a BBQ in late October or early November, date and time to be determined. The proposed Garden Tour was cancelled due to lack of interest. A motion was made, seconded, and unanimously passed to accept the Social report.

Ongoing Business – Debra stated that she had heard, from someone that had attended the last GVR meeting, that 30% of the funds budgeted for the new Abrego South pool had been approved. Marsha stated that she had heard that there was some discrepancy regarding the placement of the hot tub and bath house in relation to the pool placement.

Debra presented an update on active Arizona legislation affecting HOAs which includes Pets & Backyard Fowl, Shade Structures, Uniformed Service Division Flags, Resale Disclosures, Foreclosure, Executive Session, Allied Country Flags, and Marijuana Nuisance. A copy explaining each is attached.

New Business – Debra stated that there are safety concerns among some of the members due to a recent explosion that occurred in a garage in a home on S. San Ray. She read the Investigative Report from the Santa Rita Fire District. Combustibles in a bin caught fire due to molten metal from welding. The fire caused the pressure in a propane tank nearby to increase releasing propane into the garage which mixed with the fire and led to the explosion.

Members' Voice – There was discussion between the Board and several members in attendance regarding the ongoing activities on S. San Ray which are disruptive, create a nuisance, create the potential for a dangerous situation, create the potential to lower surrounding property values, and do not comply with the CCRs. The Sheriff's department has been called and responded on several occasions. Neighbors must stay vigilant and call 911 immediately if they witness or hear anything of a concerning or threatening nature. Seeking advice and direction from the attorney using some of the legal reserve funds was discussed.

There was a motion from the Board, seconded, and unanimously passed to use legal reserve funds to consult with Carpenter, Hazelwood, Delgado, and Bolen law firm of Tucson to address and resolve the issues on S. San Ray.

Deanna, representing SAV, informed everyone of the Monsoon Madness Forum on June 4 from 10am-Noon at CPAC. It is free but seating is limited so you must register to attend. Also, the Dispose-A-Med and Shred-A-Thon, another free event, is on June 6 from 8am-Noon at GV Council parking lot, 555 N. La Canada. Pills, tablets, and caplets only, no cream or liquid. Paper only for shredding, no electronics. Also, the Health Mobile Unit is onsite at GV Council parking lot the First Thursday of every month.

There being no further business before the Board, it was moved, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 4:30pm.

Respectfully Submitted,

Debra Woolley
DM3 HOA Secretary

