

GREEN VALLEY DESERT MEADOWS III, INC., HOA  
BOARD MEETING MINUTES    **APPROVED**  
November 15, 2023    3:00pm    Abrego South

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

Including the Board, 25 members were present representing 22 Lots.

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

**Minutes** – Debra read the August 16, 2023 Board meeting minutes. A member updated us regarding the apparent homeless or vagrant activity (noted in the Aug minutes) in our neighborhood that had been witnessed by several members in August. Her son is mentally incapacitated and was missing for seven days wandering around looking for his home and sleeping under bridges and may have been mistaken for a vagrant. She also stated that a Sheriff's Deputy informed her that there had also been a vagrant in the area that matched her son's description. This new information was not available to us during our last meeting. A motion was made, seconded, and unanimously passed to approve the August Minutes as read.

**Reports** – Tom presented the Treasurer's Report. As of 10/31/23, there is \$8,449.01 in Checking and \$14,920.97 in Savings (Legal Reserve Fund). With approval from the Board at the August meeting, Tom and Morris shopped around for a good CD rate. On 10/13/23 they transferred \$15,000 each from Checking and from Savings and invested \$30,000 in 6 CDs of \$5,000 each with our bank, BMO. These are 13-month CDs with an interest rate of 5.25%. As of 10/31/23 the interest already made on the CD's was \$130.68. The reasoning behind 6 separate CDs is that if we have to cash one or two of them in early because of unforeseen circumstances we wouldn't be losing that much on penalty. 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. While there were many questions to Suzanne over the summer by members wondering about home renovations, there were no new permits issued. There are still 2 permits open from the 7 that were issued in March and April. A motion was made, seconded, and unanimously passed to accept the Architectural Report.

John Powell presented the Grounds & Weeds Report. He thanked Janice and Ken for joining the Grounds & Weeds Committee and for all of the help they have provided. He looks forward to handing the reins over to them in February 2024. 74 notices were sent out to Homeowners mostly about an overgrowth of trees, weeds, and brush in the alleyways. He reminded

members that cacti should be cut back 2 feet from sidewalks for safety reasons. No one wants to topple over into a cactus.

Also, alleyways are for utility and emergency vehicles only. Cars have been seen parking and blocking the alleyway entrance on San Vincent Drive.

Also, unleashed dogs have been noted in the neighborhood. It is a county ordinance that owners must leash their dogs when walking them and they must pick up their feces for proper disposal. Bags of dog feces have been found abandoned in alleyways and washes. Members responsible can be fined by the County if witnessed walking an unleashed dog or leaving bags of feces on the ground.

John reminded members that there are complaint forms on the website, or available from a Board member, that can be filled out and turned in to the Board if you see something that you feel should be reported but, again, members should call 911 to report suspicious behavior. A motion was made, seconded, and unanimously passed to accept the Grounds & Weeds Report.

**Ongoing Business** – Nominations Committee consists of Marsha Eades and Lois Norman with Debra Woolley assisting with the paperwork. Debra stated that 2 members, Mike McCoy and Dan Ives, have submitted their Biographies to the Nominations Committee for the upcoming election. A question was raised about how many Board members we can have for the HOA. Our HOA can have as few as 3 or as many as 9 Board members. We currently have 6 (had 7 at the beginning of the year but 1 resigned due to other obligations). So, even though we previously stated that there are 2 openings on the Board for the next election, more seats can be added. If anyone is still interested in a Board seat they need to get their Bios to the Nominations Committee by November 30<sup>th</sup>.

**New Business** – A member contacted SAV in September seeking information about forming a Neighborhood Watch. Debra called the SAV contact to request a presentation from SAV for this November meeting. They were unable to accommodate us but said our February Annual meeting was a good possibility. Much discussion ensued regarding the forming of a Neighborhood Watch with key points being:

- \*We would have to have enough volunteers to man such an operation so we really need to see how many members would be willing to participate. A couple of our members are very familiar with this kind of operation and are willing to help organize and run it.

- \*Members of a Neighborhood Watch need to call 911 like the rest of us, but their presence might be an effective deterrent and because they're out and about they might be able to notice things amiss and call 911 immediately to stop criminal activity.

- \*When we used to have a Neighborhood Watch with Block Captains, they were also responsible for passing out the yearly phone books and Road Runner Newsletters.

\*A Neighborhood Watch is a good way to get to know your neighbors and develop a close community.

\*There are issues with vehicles exceeding the speed limit in our neighborhood which creates a safety issue and once again, there is suspected illegal drug activity. All are matters for the Sheriff's Department. The more attention we give to these matters by calling 911 when witnessing potential threats to our safety, the more attention the Sheriff's Department will give to these issues to resolve them.

Eduardo Cavazos and Bill Mulesky reported that they recently inspected the overgrowth in the alleyway behind the homes on San Vincent and the freeway. Bill asked for Green Valley Council's help in reporting the overgrowth to Pima County. GVC was told by the County that they considered the maintenance of that alleyway to be the responsibility of the Homeowners. The point was made by a member that the overgrowth is on the hillside or berm next to the freeway which should be ADOT's responsibility to maintain. The point was also made that if this overgrowth is deemed to be a potential fire hazard, it's possible that a report to the Fire Department should be made. At this time there is no clear avenue of responsibility. Bill will seek more information on this matter in the next couple of weeks.

**Members' Voice** – Debra apologized for a stall in the CC&R revisions work. She had attended two webinars over the summer on how the AZ Supreme Court ruling is affecting CC&R revisions for AZ HOA's but she had been traveling a lot over the past couple of months and hadn't made any progress with preparing a draft for the Green Valley Council to review for their input. Bill stated that the CC&R revisions is a long and tedious process but with input from the Green Valley Council we will save money. Our HOA already pays annual dues to the Council (currently \$12.00 per home, which comes out of the \$35.00 annual DM3 dues members pay) so we would be remiss not to use their services. Bill also reminded members that there is a Notary at the Council that members can use if need be but they should call ahead for an appointment to make sure the Notary is there.

There being no further business before the Board, it was moved, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 4:03pm.

Respectfully Submitted,

Debra Woolley  
DM3 HOA Secretary