

GREEN VALLEY DESERT MEADOWS III, INC., HOA
BOARD MEETING MINUTES **APPROVED**
November 16, 2022 3:00pm Abrego South

Board members present were Bill Mulesky-President, Debra Woolley-Secretary (late), Tom Marek-Treasurer, Marsha Eades-Assistant Secretary, Morris Brown-Assistant Treasurer, and Mike Norman-Member at Large establishing a quorum.

Including the Board, 18 members were present representing 16 Lots.

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

Reports – Tom presented the Treasurer’s Report dated August 1-October 31, 2022. As of October 31, 2022 the balance in the Checking account was \$21,513.59 and the balance in the Savings account (Legal fund) was \$26,680.19. The motion was made, seconded, and unanimously passed to accept the Treasurer’s Report.

Minutes – Debra read the Minutes of the August 17, 2022 Board meeting. The motion was made, seconded, and unanimously passed to approve the Minutes as read.

Reports (continued) - Debra presented the Architectural Report that had been prepared by Suzanne Stadler, Architectural Committee Chair. Year-to-date there have been 11 Architectural Permit requests all of which have been approved and 8 have already been completed. The motion was made, seconded, and passed to accept the Architectural Report.

John Powell presented the Grounds & Weeds Report. Recent inspections have been completed. Most of the front yards look good but because of all of the Monsoon rains, many of the backyards are overgrown with weeds and shrubs that need trimming. Follow up inspections will be done in December. Five (5) Homeowners were sent notices. The motion was made, seconded, and passed to accept the Grounds & Weeds Report.

John Walker asked what could be done about erosion in the alleyways. Erosion repair is County responsibility. Homeowners can report erosion to the Grounds & Weeds Committee or a Board member who reports it to Green Valley Council who is our intermediary for the County. The County opens a work order to evaluate the condition and schedule the repair if deemed necessary.

John also asked about palm fronds and branches laying in the road creating a hazard. Eduardo Cavazos stated that they were falling from older trees in the area between the sidewalk and the street. The County no longer allows planting in those areas because it is too close to the road. The Homeowner is responsible for picking up the debris from the trees.

Ongoing Business – Debra reported that the CC&R Revisions Committee has had several meetings and is in the process of evaluating the 2006 CC&Rs in comparison to the original 1978 CC&Rs. The Committee established a timeline in which the proposed changes would be presented to the HOA members for feedback in the Fall of 2023 and voted on in 2024.

Debra reported that she had recently attended an Emergency Response Seminar at the GVR West Center. Representatives from the Pima County Sheriff's Department, SAV (Sheriff's Auxiliary), GV Fire District, CERT (Community Emergency Response Team), and Office of Emergency Management all gave presentations. The two main take aways from the seminar were that these services are there for us. That is their purpose. Use them. And to call 911 for everything. See something, say something. We are the eyes and ears of our neighborhoods. Debra suggested that a page could be added to our website, desertmeadows3.com, which would provide links to the Emergency Services websites as a service to our HOA members. The motion was made, seconded, and unanimously passed to add an Emergency Resources page to the HOA website.

Mary Wood reported that she received contact from a member interested in serving on the Social Committee but she cannot do it alone and is only willing if she has help. It was agreed that we would continue to solicit help in the next Eblast.

New Business – Marsha reported that she received a biography from Morris Brown to run for the open Board position. Morris was appointed for one year to fill a 2022 vacancy. Morris said that he is willing to run but that he would gladly defer to a younger and more energetic candidate.

Member's Voice – John Walker questioned if the 2023 Ballots would be mail-in and, if so, whether there would be on premise voting as well. Discussion followed about the logistics of in person voting and paying dues at the same time and the legalities of using both methods. Debra will research the matter to see what is feasible.

Eduardo Cavazos said a member had complained about a landscaper that they paid ahead of time but he did not complete the work. Discussion followed about this being a neighborhood that does not allow soliciting and caution must be used when hiring help. A reputable company should not ask for full payment up front.

There being no further business, the meeting was adjourned by Bill at 4:07pm.

Respectfully Submitted,

Debra Woolley and Marsha Eades
DMIII HOA Secretary and Assistant Secretary

