

GREEN VALLEY DESERT MEADOWS III, INC., HOA
BOARD MEETING MINUTES **APPROVED**
May 17, 2023 3:00pm Abrego South

Board members present were Bill Mulesky-President, Randy Drenning-Vice President, Debra Woolley-Secretary, Marsha Eades-Assistant Secretary, and Morris Brown-Assistant Treasurer establishing a quorum.

Including the Board, 13 members were present representing 9 lots.

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

Minutes – Debra read the February 15, 2023 Board meeting and Organizational meeting minutes. The motions were made, seconded, and unanimously passed to approve both sets of minutes as read.

Reports – Morris presented the Treasurer's Report for Q1 2023. As of March 31, 2023 the Checking balance was \$24,313.46 and the Savings (Legal Fund) balance was \$28,817.33. The motion was made, seconded, and unanimously passed to approve the Treasurer's Report.

Randy presented the Architectural Report that had been prepared by Suzanne Stadler, Architectural Chair. Since Jan 1, 2023 there have been 7 Architectural requests, all being approved, with 3 already completed. The motion was made, seconded, and passed to accept the Architectural report.

John Powell presented the Grounds & Weeds Report. 33 Lots received notices in February, 20 of which had come into compliance. Follow up notices were sent to those lots not in compliance yet. Most lots are looking good, however all alleyways need to be weeded before monsoon season starts. The motion was made, seconded, and passed to accept the Grounds & Weeds report.

Debra gave an update on the CC&R Committee progress stating that the Committee has been meeting about twice monthly and a CC&R draft is almost ready to go to the Green Valley Council for review and suggestions. This is a service the council offers that is included in our yearly HOA dues payment to the Council. After the review, the Committee will meet with the Council to discuss suggestions before the draft is presented to the Members for their input.

Ongoing Business – Debra reported that a complaint was filed with the Pima County Department of Environmental Quality regarding the welding business operating in the neighborhood. They have investigated the situation and are not willing to proceed with a code violation because of inadequate proof that the work being done relates to a business and not a hobby.

With our Treasurer Tom absent there was nothing to report on the matter of moving some of our Savings to a higher yield CD so that was tabled until the August Board meeting.

New Business – Debra reported that there was no raise in this year's insurance quote from last year. The motion was made, seconded, and passed to approve the payment of \$725.00 which is due in July.

Debra reported that John Walker had given her information on a new House Bill 2298 signed by the Governor that will require every association that regulates any type of parking on public streets and whose CC&Rs were recorded before 2015 (relates to our HOA) to hold a membership meeting and a vote prior to June 30, 2025 to determine if the association should continue to regulate public street parking. More information will be coming from the attorneys in deciding how to proceed.

Randy stated that the building on the new house at 1960 S San Vincent was proceeding quickly and any delays were due to waiting on materials.

Members' Voice - Marsha read an email she received from a member regarding a memory/dementia consultation at the United Methodist Church to be held on Thursday, 5/18. The member asked that the information be passed along but since that date was the next day, there was no time to get the information out to the membership.

Bill stated that he had attended a meeting recently where he discovered that while Homeowners are responsible for maintaining the area between the sidewalk and the street, that area is actually County property. The Homeowner is not supposed to plant anything in the area between the sidewalk and the street, especially trees or bushes that impede on or into the sidewalk or street. The County reserves the right to come and remove the growth.

John Powell was asked about the alleyway overgrowth. He stated that the worst areas seemed to be between S San Vincent and the freeway. It was hard for the Homeowners to clear up their half of the alleyway because of the encroaching growth from the freeway side. You can't get a vehicle through there anymore and wouldn't want to walk it because of snakes. Bill and Debra will submit a request to GVC to submit a work order to the County to cut back that area.

There being no further business the motion was made, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 4:11pm.

Respectfully Submitted,

Debra Woolley
DMIII HOA Secretary

