

GREEN VALLEY DESERT MEADOWS III, INC., HOA
BOARD MEETING MINUTES **APPROVED**
May 18, 2022 3:00pm Abrego South

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

Including the Board, 32 members were present representing 27 Lots.

The meeting was called to order at 3:01pm by Bill and the Board introduced themselves.

Minutes - Debra read the Minutes of the February 16, 2022 Board meeting. The motion was made, seconded, and unanimously passed to approve the Minutes as read.

Debra stated that the Minutes of the February 16, 2022 Annual meeting would be approved at the next Annual meeting in February of 2023.

Debra read the Minutes of the February 16, 2022 Organizational Board meeting. The motion was made, seconded, and unanimously passed to approve the Minutes as read.

Reports – Tom presented the Treasurer’s Report dated January 1 – April 30, 2022. As of April 30, 2022 the balance in the Checking account was \$23,401.33 and the balance in the Savings account (Legal fund) was \$26,672.34. 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 Committee Chair. Year-to-date, there have been 5 Architectural permit requests with all 5 being approved and 4 have been completed. The motion was made, seconded, and unanimously passed to approve the Architectural Report.

John Powell presented the Grounds and Weeds Report. After the recent inspections last month, notices for yard clean-up were sent to 46 Homeowners. The follow-up inspections will begin on May 24, 2022. Homeowners are encouraged to contact the Grounds and Weeds committee if they need more time tidying up their yard. The motion was made, seconded, and unanimously passed to approve the Grounds and Weeds Report.

Ongoing Business – Debra reported that Carolyn Goldschmidt had finished restating the Bylaws to remove the annotations that should not have been left in when they were recorded in 2018. The new signature pages need to be signed by Bill Mulesky-President, and Debra Woolley-Secretary in front of a Notary, and sent back to Carolyn for recording with the State. The motion was made, seconded, and unanimously passed to allow Bill and Debra to sign the restated Bylaws and return them to Carolyn for recording.

Debra reported that she and Randy had recently attended a webinar, hosted by Goldschmidt and Shupe, concerning the recent Arizona Supreme Court ruling, *Kalway vs. Calabria Ranch*. This new ruling impacts HOA CC&R amendments. If some were not properly done, they could be invalidated. After much discussion amongst the Board and Members, it was agreed that the CC&R Revision committee should continue with its work in getting information to Carolyn Goldschmidt so she can advise us on how to proceed with our CC&R revisions. Only 4 members were present at the first CC&R Revision committee meeting so we'll extend the invitation again for anyone interested to join us for the next meeting, the date to be determined. John Walker volunteered to join the committee.

The possible need for Policies and Procedures, along with the proposed Code of Conduct policy, was discussed and is on hold until we have more feedback from Carolyn on the state of our CC&Rs since any Policies recommended would be based on the CC&Rs.

New Business – Debra presented a notice from our insurer, American Family, offering us insurance for “acts of Terrorism”. Our HOA only carries Board liability insurance so the Board was in agreement that Terrorism insurance is not needed.

Debra suggested that we extend an invitation to the Members to join the Nominations committee. The members of the Nominations committee are Marsha Eades-Chair, Randy Drenning, Mike Norman, and Lois Norman. All but one, are members of the Board so an invitation will be extended in case other Members are interested.

Debra reported, with concurrence from Tom, that the laptop computer is becoming unreliable. She backed up some of the data to a thumb drive to avoid losing any information. After discussion amongst the Board and Members it was decided due to the age and recent performance of the laptop it was time to replace it and to allow a \$750.00 expenditure for the computer, any software updates necessary, and an external hard drive, which we don't currently have. The motion was made, seconded, and unanimously passed to approve a \$750.00 expenditure for a new computer, software, and hard drive.

Debra reported that the cost of Stamps is raising from .58 to .60 on July 10, 2022. The Board agreed that we should use the rest of our postage budget to purchase stamps before July.

Members Voice – Before opening up discussion to the Members, Debra reported that she had received a written complaint from a member concerning trash barrels visible from the road. According to our CC&Rs they are supposed to be hidden from view when stored. Discussion amongst Members ensued. Points mentioned were that, originally, the trash cans were in-ground, Waste Management uses large green barrels instead of in-ground cans, many homes in this neighborhood are without garages to hide the barrels, it would be a hardship on many of our aging members to keep the barrel anywhere but in their carport, the storing of trash barrels in the carport-as long as they are tidily kept-does not negatively affect our property

values, and that a reminder could be sent to Members about the trash barrels. The Board agreed that trash barrels, as long as they were clean and tidy, could be stored up by the house underneath the carport if there was no garage to store them in and that a reminder would be sent out with the Eblast about the trash barrels.

Two Homeowners requested that we send a notice reminding Homeowners not to feed the ravens who have, and are still in the process of, damaging roofs at a great expense to the Homeowners to repair. The Board agreed a notice should be sent in the Eblast.

Several Members reported that there is a Homeowner on S San Ray in violation of several CC&Rs and have witnessed dangerous and illegal activity by the occupants of that home which was reported to 911. The Sheriff's Deputies responded and are aware of that illegal activity. Their advice was not to confront the Homeowner but to call 911 immediately when witnessing dangerous or illegal activity. The Board stressed to the members that in order to investigate the CC&R violations a paper trail must be established. A written complaint from a member about the perceived violations must be given to a Board member. Three written complaints were presented to the Board at the conclusion of the discussion. The Board agreed it will now investigate those complaints to determine which CC&Rs the Homeowner is in violation of and inform them that they must correct the violations or face legal action.

There being no further business before the Board, a motion was made, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 4:48pm.

Respectfully Submitted,

Debra Woolley
DMIII HOA Secretary