

GREEN VALLEY DESERT MEADOWS III, INC., HOA  
BOARD MEETING **APPROVED**  
August 11, 2021 3:00PM ABREGO SOUTH

Board Members Present were Bill Mulesky-President, Randy Drenning-Vice President, Debra Woolley-Secretary, Tom Marek-Treasurer, Mike Norman-Nominations Chair, and Hugh Cox-Grounds & Weeds Chair.

13 Homeowners were present representing 11 Lots.

The meeting was called to order at 3:00pm by Bill Mulesky.

The Board Members introduced themselves to the Members.

Bill thanked the Social Committee members-Mary Wood, Shirley Girod, and Lynne Connolly for the excellent job they did organizing the July 7<sup>th</sup> Social.

**Minutes** - Debra Woolley read the Unapproved Minutes of the May 5, 2021 Special Meeting. The motion was made, seconded, and unanimously passed to approve the Minutes as read.

Debra Woolley read the Unapproved Minutes of the May 5, 2021 Board Meeting and asked that one correction be allowed for a typo. The motion was made, seconded, and unanimously passed to allow the typo correction and approve the Minutes as read.

**Reports** - Tom Marek presented the Treasurer's Report. As of July, 31, 2021 the balance in the Checking account is \$28,085.44 and the balance in the Savings account (Legal Fund) is \$15,160.69. A question was asked about why we couldn't suspend dues for a year since we have a surplus. It was the consensus of the Board that it would only take one lawsuit from a disgruntled Homeowner to use up all of those funds and more defending the HOA which would then put us in a situation of raising dues or assessing a Special Assessment to cover costs and while the surplus might seem substantial, it is necessary for the solvency of the HOA. The motion was made, seconded, and unanimously passed to approve the Treasurer's Report.

Randy Drenning presented the Architectural Report on behalf of Suzanne Stadler. In 2020 there were 31 Requests with 29 now completed. Some had been delayed due to Covid complications with laborers, etc. So far in 2021 there have been 17 requests with 12 completed. The motion was made, seconded, and unanimously passed to approve the Architectural Report.

Hugh Cox presented the Grounds & Weeds Report. This monsoon season could go down as the wettest ever and while really greening up Green Valley, the result is also a bumper crop of weeds. Hugh congratulates those Homeowners staying on top of their weed situation. Formal

inspections will be from Sept 7 – 11, looking for weeds or trash in yards, alleys, and access roads and vegetation that hinders pedestrians or vehicles. Plants - especially prickly ones – should be trimmed back from sidewalks and should be trimmed overhead at least 7 feet above sidewalks. Hugh thanked members for their efforts to keep DM3 looking good in their eyes, their neighbors' eyes, and the eyes of potential homebuyers and people just passing through. The motion was made, seconded, and unanimously passed to approve the Grounds & Weeds Report.

**Ongoing Business** – There still doesn't seem to be any interest in organizing a community Yard Sale so that item was again tabled.

At the last Board meeting Georgette Lauzon asked the Board to consider continuing the monthly Director's Sheets that she had been doing. The Board thanks Georgette for her previous work but doesn't feel the necessity to continue those reports.

**New Business** – There is wording in the Duties of Officers and Committees policies that were adopted by the previous Board that needs to be changed to accommodate this new Board. The two major issues involve access to the PO Box. The Board members agreed that the Treasurer would retain one key and be responsible for picking up the mail. He could then deliver any mail to the Secretary, as necessary. The second mail box key would remain in the possession of the President as a back-up for when the Treasurer was out of town or unable to get the mail. Effectively, no one person would have complete control over the PO Box. The Secretary will type up the new Duties policies for distribution.

There are still two openings on the Nominations Committee. Joan Walker agreed to serve but couldn't attend today's meeting. Bill Mulesky, with joint approval from the Board, appointed Joan Walker to the Nominations Committee. (Update Note: As of the date of this Minutes release, another member has agreed to serve so the Nominations Committee is complete)

There is still one opening on the Audit Committee. (Update Note: As of the date of this Minutes release, a member has agreed to serve so the Audit Committee is now complete)

Debra presented a synopsis of the Goldschmidt/Shupe Webinar which took place on July 15<sup>th</sup>. Most of the information related to larger planned communities or condominiums complexes. However, we did submit a question regarding the legality of parking of vehicles on properties. The response informally given at the Webinar was that nothing could really be done. After much discussion the Board decided it wise to seek a proper legal opinion on the matter.

The current Complaint Form was discussed and the issue raised as to why more Homeowners were not using the form to lodge a complaint but instead were just issuing verbal complaints to Board members. Many of them want to remain anonymous but some may just not realize that they need to fill out a Complaint form. The purpose of the Complaint form is to establish a

paper trail allowing the Board to act on the complaint. Should any discrepancies end up in court, a paper trail is necessary. The Complaint form is the first step, followed by a verbal request for correction, followed by a written request, followed by possible fines.

The need for adopting Policies to help interpret some of the CC&Rs was discussed. Even though there were amendments to the CC&Rs in 2019, several of them are antiquated, unreasonable, and even contradictory to each other. The decision of adopting policies vs. amending the CC&Rs again was discussed.

That discussion led into a discussion concerning the Resolutions regarding fines adopted by the Board in 2019. This Board is uncertain as to the legitimacy and/or legality of the Resolutions as written and our governing of them. The Board decided it wise to seek a proper legal opinion on the matter.

A motion was made, seconded, and unanimously passed to contact Goldschmidt/Shupe to seek legal opinions regarding the parking of vehicles issue and the Resolutions issue which might also lead to an opinion on some of our current CC&R's. Bill and Debra are the contacts for the attorney.

**Members' Voice** – The question was asked as to how much dues can increase at one time? Is it figured on a percentage basis? In the past it seemed like the amounts were just decided by whoever was on the Board at the time. No one on the Board knew the answer to that. Debra will investigate the by-laws and documents to see if there is any wording pertaining to dues increases.

The next Board meeting will be held Wednesday, November 17, 2021 at 3pm at Abrego South.

The next Social will be on Saturday, December 11, 2021 from 4-6pm at Abrego South.

There being no further business, the motion was made, seconded, and unanimously passed to adjourn the meeting. The meeting was adjourned by Bill Mulesky at 4:55pm.

Respectfully Submitted,

Debra Woolley  
Secretary, DM III HOA

