

GREEN VALLEY DESERT MEADOWS III, INC., HOA
BOARD MEETING MINUTES **APPROVED**
August 16, 2023 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, and Morris Brown-Assistant Treasurer establishing a Board quorum.

Including the Board, 19 Members were present representing 18 Lots.

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

Minutes – Debra read the May 17, 2023 Board meeting Minutes. The motion was made, seconded, and unanimously passed to approve the Minutes as read.

Reports – Tom presented the Treasurer’s Report. As of 7/31/23, there is \$23,494.27 in Checking and \$29,514.31 in Savings/Legal Fund. 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 March 2023 there have been 7 Architectural Permit requests, all approved, with 5 already completed. The motion was made, seconded, and unanimously passed to accept the Architectural Report.

John Powell was absent due to health issues so there was no Grounds & Weeds Report but Debra reported that John had told her he would be doing follow up inspections in September and wanted to urge all Members to stay on top of their weeds during this Monsoon season. He continues to ask for help on the Grounds & Weeds Committee.

Ongoing Business – Debra stated that the CC&R Revisions Committee had not been meeting for the past two months. She attended a Webinar last week and would be attending another one next week that relates to CC&R regulations from AZ state. Once she had that new information, the Committee would meet to finalize a CC&R draft to present to the Green Valley Council for their input, which is a free service offered to HOA’s that are part of the GVC. The step after that is to involve the Membership for their input. It’s a long process.

Since we have a healthy balance in both Checking and Savings, and we are only making pennies on interest, Tom has looked into moving some of the funds to a higher yield CD. Our bank, BMO Harris is offering a 13-month CD at 5.1% interest, compared to the .25 interest we earned in July in our Savings account.

The motion was made, seconded, and unanimously passed to allow Tom and Morris to shop around for a good CD interest rate and to invest \$30,000 of our funds leaving us with a working balance of \$23,008.58.

New Business – A Nominations Committee was not set up during the February Organizational meeting and it is time to organize Nominations for the 2024 year. Marsha volunteered to Chair the Nominations Committee again, Debra will assist and do the paperwork for the Committee, and Mike Norman volunteered his wife, Lois, to serve on the Committee. There will be two openings on the Board. A Nominations/Election Timeline will be E-blasted out to the Members with an invitation in case anyone else is interested in serving.

Debra reported on a Webinar she attended last week on new AZ HOA Legislation regarding Street Parking on Public Roadways which applies to our HOA. Per 33-1818 Community authority over public roadways; vote of the membership; applicability; Not Later than June 30, 2025, all AZ HOAs must vote on whether or not they want to continue to be able to regulate parking on public streets and the results of the vote must be recorded with the Pima County Recorder. As it stands now, our CC&Rs state that an RV (also applies to visitors) can be parked for five days for loading, unloading, and maintaining in any 30-day period. Our CC&Rs also limit the types and sizes of vehicles. As long as a quorum (10% of membership) is established, and we secure a majority vote of that quorum in favor of regulating street parking, we will be able to continue to regulate parking on our streets, otherwise, after June of 2025, our CC&R regulating street parking will be null and void. A motion was made, seconded, and unanimously passed to include this vote on our 2024 Election Ballot.

Members' Voice – Janice Robinson volunteered herself and her husband Ken to serve on the Grounds and Weeds Committee for which she was enthusiastically thanked.

There was a question about whether or not our HOA had any say over the proposed change in allowing music at the pool. That is totally a Green Valley Recreational issue. Our HOA has no jurisdiction over the GVR centers.

There was a question about how many people could occupy a single-family house and concerns raised about health and safety issues. Single family home only refers to the type of structure. Our HOA cannot regulate the number of people living in the home. Our CC&Rs do restrict children under the age of 18 residing in our 55+ community for more than 30 days so if a member witnesses a potentially dangerous health or safety issue, they should call 911. It was also suggested that we might question advice we have been given by our attorney concerning children under the age of 18 residing in our community. It was also mentioned that bringing any action before a court is costly so we need to think about how much we would be willing to spend as an HOA to enforce a CC&R violation and that Mediation with Green Valley Council and the continuing offending violator might be a viable solution.

There was concern raised about apparent homeless or vagrant activity that has been witnessed in our neighborhood by several members recently. All members are advised to call 911 immediately if witnessing anything or anyone unusual or out of place so the authorities can respond and offer help, if needed. See something, say something.

There being no further business before the Board, it was moved, seconded, and unanimously passed to adjourn the meeting.

Bill adjourned the meeting at 4:29pm.

Respectfully Submitted,

Debra Woolley
DM3 HOA Secretary