

GREEN VALLEY DESERT MEADOWS III, INC., HOA
BOARD MEETING MINUTES **UNAPPROVED**
AUG 12, 2026 3:00pm Abrego South

Board members present: Bill Mulesky-President, Dan Ives-Vice President, Debra Woolley-Secretary, Tom Marek-Treasurer, Karen Carter-Asst. Secretary, Marsha Eades-Asst. Treasurer, and Coleen Astalos-Member at Large via Facetime, establishing a quorum.

Including the Board, 13 members were present representing 13 Lots.

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

Minutes – Debra read the May 13, 2026 Board meeting minutes. A motion was made, seconded, and unanimously passed to approve the Minutes. A motion was made, seconded, and unanimously passed to approve the Closed Board Meeting Minutes of July 1, 2026.

Reports – Tom presented the Treasurer’s Report. As of 7/31/26, there was \$5,748.35 in Checking, \$9,269.51 in Savings (Legal Reserve Fund), and \$54,837.42 in CDs. There are currently 3 CDs. Two of them will mature in October, the funds will be moved to Savings temporarily until the other one matures in January of 2027 at which time all three will be rolled over into one CD for ease of maintenance. Bill suggested that he and Tom consult with Edward Jones about a Money Market Account, which might make more interest, vs CDs. A motion was made, seconded, and unanimously passed to approve the Treasurer’s Report.

Debra presented the Architectural report that had been prepared by Suzanne Stadler, Architectural Chair. So far this year three permits have been requested, all were approved. A motion was made, seconded, and unanimously passed to accept the Architectural Report.

Debra presented a Grounds & Weeds update from Jan Robinson. Jan states that “Weed control will be checking again after monsoon. Weeds are popping up so please spray your lawns. Thanks.” A motion was made, seconded, and unanimously passed to accept the Grounds & Weeds report.

Coleen Astalos, Social Chair reported via Facetime that the next Social would be a BBQ in October or November, date and time to be determined. A motion was made, seconded, and unanimously passed to accept the Social report.

Ongoing Business – Bill and Debra met with our attorney via Zoom. Debra stated that in order to continue to enforce CC&R violations our attorney recommended that we amend CC&R #26 (55+ and no one under 18). We cannot create a new CC&R without 100 percent approval but we can revise wording on an existing CC&R to clarify the intent of the CC&R with a majority member approval which would be 112 votes. Debra will work with the attorney for acceptable

revision of CC&R #26. Debra also requested approval from the Board to consult with the attorney on CC&R #9 (nuisance & disturbance) and CC&R #17 (exterior maintenance & repair) to see if the wording on these CC&Rs is adequate for enforcement because there are ongoing violations occurring creating concern for our community safety and property values. A motion was made, seconded, and unanimously passed to consult the attorney on the additional CC&Rs.

New Business – Debra stated that there will be three Board seats open for the next election in January. An organizational Nominations Committee meeting consisting of Marsha Eades, Karen Carter, and Dawn Clements was set for Wed, Sept 23rd at 1pm. Debra also stated that the Nominations Committee would have to be involved in distributing a special ballot for the CC&R amendment.

Members' Voice – There was discussion between the Board and several members in attendance regarding the ongoing situation on S. San Ray. There is also concern over the disruptive activities of a new member of the community on E. Santa Chalice resulting in a 911 call and a report to USPS, as well as, continuing disruptive behavior from a member on S. San Vincent. The CCRs that address these types of behaviors need to be amended to clarify the intent of these CCRs so we are better able to enforce them with the backing of a court of law so when violators of the CCRs do not cooperate we have the recourse of a court injunction. This would be a last resource but one we may be forced to use.

Deanna (SAV) informed us that if we are bothered by aggressive solicitors, even though we have posted a no soliciting sign, it might be helpful to also have a no trespassing sign in our yard so that the solicitor, or trespasser, can actually be arrested by the Sheriff's deputy.

Bill stated that the Circle K Gas/Convenience store has their liquor license so work will be continuing to establish that new business across from the post office at I-19 and Continental.

Deanna, (SAV) informed us of the Preparedness Day/CERT Event at the West Center on Sat, Sept 19th. This is a free event with information on disaster plans, wildfire protection, home health readiness, emergency radio guidance, first aid procedures, fire suppression techniques, and pill disposal will be available. Also, the Health Mobile Unit is onsite at GV Council parking lot the Fourth Thursday of every month.

The next Board meeting will be on Wed, Nov 11th at 3pm at Abrego South. There being no further business before the Board, it was moved, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 4:30pm.

Respectfully Submitted,

Debra Woolley, DM3 HOA Secretary

