

GREEN VALLEY DESERT MEADOWS III, INC., HOA  
BOARD MEETING MINUTES **APPROVED**  
NOVEMBER 13, 2024 3:00pm Abrego South

Board members present: Bill Mulesky-President, Dan Ives-Vice President, Debra Woolley-Secretary, Tom Marek-Treasurer, and Marsha Eades-Asst. Secretary establishing a quorum.

Including the Board, 10 members were present representing 9 lots.

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

**Minutes** – Debra read the August 14, 2024 Board meeting minutes. A motion was made, seconded, and unanimously passed to approve the minutes as read.

**Reports** – Tom presented the Treasurer’s report ending October 31, 2024. The balance in checking was \$8,857.92, the balance in savings (legal reserve fund) was \$8,259.44, and the CDs that were previously purchased had earned interest of \$1,575.90 bringing the total CD balance to \$41,575.90. Tom announced that it was time to roll over the 6 CDs that were purchased in October of 2023 and the current rate for a 13-month CD through BMO was 4.000 APY. A motion was made, seconded, and unanimously passed to approve the Treasurer’s report. A motion was made, seconded, and unanimously passed to permit Tom to roll over 6 CDs at BMO for 13-months and open 2 more CDs of \$5,000 each which would give us 6 CDs rolled over, 2 CDs that were opened in August of 2024 and 2 new CDs opening now in November.

Debra presented the Architectural report prepared by Suzanne Stadler stating that since February of 2024, 10 requests were submitted with all 10 approved and 8 completed at this time. A motion was made, seconded, and unanimously passed to approve the Architectural report.

There was no Grounds & Weeds report.

Coleen Astalos presented the Social report stating that the Wine & Cheese social on September 21<sup>st</sup> was attended by about 20 members and the Outdoor BBQ on October 27<sup>th</sup> was attended by about 30 members. She reported that the food was excellent with the burgers provided by the HOA Social fund and by the sides that the members brought to share. Dates for the 2025 Socials have been chosen and are awaiting permit approval from GVR. Upcoming activities will include a Pizza Party, a Bon Fire/Hot Chocolate evening, a St. Patrick’s Day potluck, a Garden Party Tour, and a Wine & Chocolate social. They’ll wrap up the year with a Neighborhood Garage Sale & Craft Market in early November. Coleen requested a \$300 budget for the Social committee for 2025. A motion was made, seconded, and unanimously passed to approve the Social report.

Marsha presented the Nominations report. There are 5 openings on the Board for 2025. Bill Mulesky and Dan Ives will remain on the Board for the 2<sup>nd</sup> year of their 3-term. Debra received word from Randy Drenning that he will not run for a Board position but will remain on the Architectural Committee. Marsha received a Bio from Tom Marek the current Treasurer who will run again. Debra received a Bio from Karen Carter a new member of DMIII. Debra stated that she would run for another 3-year term and would get her Bio to Marsha. Marsha stated that she would also run for another 3-year term which still leaves openings for other members to run for a Board position. A motion was made, seconded, and unanimously passed to approve the Nominations report.

**Ongoing Business** – Since Debra wasn't able to attend the August Board meeting, she asked for clarification and the reason why the Board voted not to increase the Disclosure Fee for new buyers in DMIII. Discussion ensued with Debra raising the point that, according to AZ statutes, we were no longer allowed to charge a Transfer Fee but could charge a Disclosure Fee which required more paperwork and follow up. AZ statute allows for a Disclosure Fee of up to \$400 to the new buyer. DMIII currently charges \$200. Since home sales in DMIII have slowed down considerably to what they used to be, Debra asked that the fee be raised only \$50 from \$200 to \$250 which contributes to our Savings/Legal Fund. A motion was made, seconded, and passed with a vote of 4 in favor and 1 opposed.

Regarding the possible need for Policies, Debra stated that GV Council recommends HOA Policies which aid in the clarification of CCRs for homeowners. In reviewing the CCRs, Debra found five or six that need clarification. The subject of fines was brought up during discussion but the only fine that is really collectible is if a member doesn't pay his/her annual HOA dues. Payment of fines for CCR infractions are voluntary so trying to enforce the CCRs through fines isn't productive. Debra volunteered to draft policies for the 2025 Board to consider.

**New Business** – There was no new business to discuss.

**Members' Voice** – Bill brought "Fire Wise" to our attention stating that the alleyways and especially the area between the San Vincent backyards and the Freeway should to be cleaned up to help prevent possible fire spread. There was discussion about who owned those areas. Even though they may not be owned by the property owner, it is the property owner's responsibility to weed them.

There being no more business to discuss, a motion was made, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 4:01pm.

Respectfully submitted,

Debra Woolley, DMIII HOA Secretary