

GREEN VALLEY DESERT MEADOWS III, INC., HOA  
BOARD MEETING MINUTES **APPROVED**  
NOVEMBER 12, 2025 3:00PM ABREGO SOUTH

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

Including the Board, 17 members were present representing 14 lots.

The meeting was called to order at 3:00pm by Bill and introductions were made.

**Minutes** – Debra read the August 13, 2025 Board meeting minutes. A motion was made, seconded, and unanimously passed to approve the minutes.

**Reports** – Tom presented the Treasurer’s Report ending October 31, 2025. The Checking balance was \$5,237.28, the Savings/Legal Fund balance was \$4,947.83, and the ten CDs combined balance was \$53,460.14. A motion was made, seconded, and unanimously passed to approve the Treasurer’s report.

A discussion ensued amongst the members and the Board about the separate CDs and it was decided that it would make CD maintenance easier to combine the CDs into one CD as long as any penalties that would occur, should we have to withdraw funds early, would only be on the amount withdrawn. Tom will consult with the bank to get the 8 CDs that expire in December rolled into one CD with the length to be determined by the best interest rate.

Debra presented the Architectural notes that were submitted by Suzanne Stadler stating that only two requests were submitted since the August report. One was for a backyard greenhouse close to the house, which cannot be seen from the street, and one for painting a house with both of them approved. Discussion ensued. Our CCRs prohibit out buildings, however, since our CCRs are outdated with no hope for revision under the current AZ Legislative restrictive requirements for changing CCRs, it is this Board’s consensus that common sense should prevail when considering greenhouses and ramadas.

Jeff Taylor presented the Grounds and Weeds report stating that 43 notices were mailed after their first inspections and 29 notices were mailed after their second inspections. Jeff received 5 phone calls regarding the notices sent, some seasonal residents saying they would take care of their yards once they got down here and others looking for recommendations for gardeners. Board and Committee members cannot recommend gardeners due to possible liability issues. A question was raised about what constitutes a weed with no definitive answer.

No one from the Social Committee was present but Debra reminded everyone of the community yard sale this Friday and Saturday. Also, three Social permits for 2026 have been approved by GVR. A Pizza party on January 17<sup>th</sup>, a Wine and Appetizer party on February 15<sup>th</sup>, and a Potluck on March 24<sup>th</sup>. More information will be forthcoming.

Marsha presented the Nominations timeline. A letter was e-mailed on Oct 28<sup>th</sup> urging members to run for a Board seat. There will be one opening for a 3-year term. Members wanting to serve on the Board should have their Biographies in by Dec 10<sup>th</sup>. Ballots will be assembled on Dec 12<sup>th</sup> and mailed out on Dec 30<sup>th</sup>. Returned Ballots must be postmarked by Feb 2<sup>nd</sup>. Ballots will be counted on Feb 9<sup>th</sup> with the results announced at the Annual Meeting on Feb 11<sup>th</sup>.

**Ongoing Business** – Bill stated that the speed detection sign on Santa Chalice was on loan for 3 weeks from GV Council. He received the report and most cars stayed within the speed limit, however, there were instances of speeds over 25mph which is the speed limit on our side streets. In January we can request another loan of the speed detector sign which we will have placed on E. San Vincent.

Debra stated that Dan had researched the Fire Wise program. Because of their requirements (an involved member from each household, a separate Board to oversee the program, and a 3-year commitment) it was felt that our HOA is not equipped to participate in such a program. Instead, Debra and Bill met with a representative from Juan Ciscomani's office to discuss the overgrowth and dried brush that presents a fire hazard between S San Vincent and the frontage road along the highway and ADOT's unresponsiveness to the situation. The representative said his office would reach out to ADOT for us. Debra received a communication from ADOT saying they would send someone out to assess that area. Bill drove by the area and, so far, there has been no improvement. Bill will reach out to GV Council again.

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

**Member's Voice** – Members discussed the proposed Circle K on Continental across from the post office. Apparently, that has been approved and construction will begin soon.

It was also mentioned that a new housing development (400 non-age-restricted homes) has been approved to be built along the East side of 1-19 by the rest area between Green Valley and Amado. No timeline was established.

Members were concerned about the South Abrego pool. Bill stated that the pool is in the GVR budget for renovation but no time line is yet established. The pools foundation is unstable and will require an almost \$2 million dollar renovation. In the meantime, the pool is closed but the center is open for meetings and socials.

Soliciting is still going on in our neighborhood by people claiming to be from TEP. They are not from TEP, they are trying to sell Solar systems and can be aggressive. It is recommended that you place a no soliciting sign on or near your front door so that you can call 911 and report them for trespassing.

Deanna Lindeman, HOA member and SAV (Sheriff's Auxiliary Volunteers) representative reminded us that the Tour de Tucson (11,000 bicyclists with ¾ of those coming down Sahuarita/Green Valley way) will be Saturday, Nov 22 from approx. 7am-2pm. There will be no access to local on ramps and limited access at some street corners so if you don't have to go out that day it's best to stay home during those hours.

Deanna also reminded us of services that SAV, which is totally volunteer staffed and runs on donations, provides to our community free of charge. Finger printing, Scam unit, Telecare (checking in on homeowners), patrolling our streets to deter criminal activity to name a few. In October alone, SAV volunteers spent 5,000 hours working to keep our community safe.

Deanna will have informational community booklets available at our Annual meeting.

A member asked about whether it is allowed for a Homeowner to repaint their house numbers, which are wearing off, on the curb. The streets are Pima County owned but Bill thought that, originally, there was a Boy Scout troop that came through and did the painting. The HOA has no restrictions prohibiting refreshing the curb house numbers and Deanna mentioned that first responders welcome visible house numbers when responding to an emergency so the consensus was, yes, you may and should refresh the curb house numbers, if needed.

Debra announced that the Annual meeting would be on Wednesday, February 11, 2026 at Abrego South with a short Board meeting at 2:30pm, followed by the Annual meeting at 3:00pm, followed by the Board Organizational meeting.

There being no further business to discuss, a motion was made, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 4:22pm.

Respectfully Submitted,  
Debra Woolley, DMIII HOA Secretary