

GREEN VALLEY DESERT MEADOWS III, INC., HOA
BOARD MEETING MINUTES **UNAPPROVED**
FEBRUARY 11, 2026 2:30PM
1922 S Abrego Drive Carport

Board members present: Bill Mulesky-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, 18 members were present representing 16 lots.

The meeting was called to order at 2:30pm by Bill and introductions were made.

Minutes – Debra read the November 12, 2025 Board meeting minutes. A motion was made, seconded, and unanimously passed to approve the minutes.

Reports – Tom presented the Treasurer’s Report ending January 31, 2026. The Checking balance was \$8,706.10, the Savings/Legal Fund balance was \$6,239.97, and the ten CDs combined balance was \$54,282.14. Tom explained that the original #1-6 CDs have been combined into a single CD labeled #1 and that CDs #7 and #8 will be added to the #1 CD when they mature which is October 2026. The bank suggested we move those funds into our Savings account in October for a couple of months until the new #1 matures and combine all funds into one CD which is easier to maintain. Discussion ensued with members suggesting that Tom look into moving the funds into a Money Market account until time to combine the CDs which will draw more interest than our Savings account. Tom will explore that possibility. A motion was made, seconded, and unanimously passed to approve the Treasurer’s report.

Jeanie Richardson presented the Annual Audit of Financial Records Report stating that Mary Wood, Jan Robinson, and she met with Tom on January 16, 2026 to examine the 2025 bank statements, transactions, and vouchers and found that the Financial statement dated December 31, 2025 accurately reflected the actual financial records of the corporation.

Tom presented the 2025 Financial Statement/2026 Budget drawing attention to the fact that last year’s CD interest was 4.75% but the interest dropped to 2.75% on the new CD. A motion was made, seconded, and unanimously passed to approve the Financial Statement/Budget.

The Architectural, Grounds and Weeds, and Social Reports were waived and will be presented during the Annual meeting.

Ongoing Business – Debra stated that we received the report from ElanCite regarding the speed detector sign that was placed on E. San Vincent from Nov 20th to Dec 18th. The previous speed detector sign had been placed on Santa Chalice from Sept 26th to Oct 19th. Both reports

did show some occurrences of speeds exceeding 25mph. Members should be reminded to control their speeds.

Bill stated that he had spoken to David McAllister Romo of Green Valley Council regarding ADOTs responsibility for cleaning up the overgrowth between the alleyway behind S. San Vincent and the freeway. David indicated that ADOTs idea of cleaning it up would be clear cutting everything down resulting in no buffer at all between the freeway and the residences along S. San Vincent. One of our homeowners residing on S. San Vincent informed us that someone unknown had cleaned up some of the brush in that area and that her bicycle which was stored in her backyard was recently stolen. Tracks indicated that the perpetrator had come down from the highway to gain access to her backyard. Discussion ensued amongst members fearful of losing the overgrowth buffer. Even though there are many holes and packrat nests in the alleyway it might be better to leave the overgrowth alone.

Knowing matters could be discussed during the Annual meeting, there was no Members' Voice.

There being no further business to discuss, a motion was made, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 3:07pm.

Respectfully Submitted,
Debra Woolley, DMIII HOA Secretary