

GREEN VALLEY DESERT MEADOWS III, INC., HOA  
BOARD MEETING MINUTES **APPROVED**  
MAY 14, 2025 3:00PM ABREGO SOUTH

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

Including the Board, 16 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 February 12, 2025 Board meeting minutes. A motion was made, seconded, and unanimously passed to approve the minutes. Debra read the February 12, 2025 Organizational Board Meeting Minutes. A motion was made, seconded, and unanimously passed to approve the minutes.

**Reports** – Marsha presented the Treasurer’s Report, that Tom had prepared, ending April 30, 2025. The Checking balance was \$7,196.93, the Savings/Legal Fund balance was \$4,137.59, and the ten CDs combined balance was \$52,359.14. Bill raised a question about interest paid on the CDs. Debra stated that Tom had told her that even though we are a non-profit, we have to pay taxes on interest on our CDs at a 30% tax rate but it is still better than the pennies of interest we were making on our Savings account. A motion was made, seconded, and unanimously passed to approve the Treasurer’s report.

Debra read the Architectural report that was submitted by Suzanne Stadler stating that since the beginning of the year seven requests have been submitted and approved with five completed. A motion was made, seconded, and unanimously passed to approve the Architectural report.

Jan Robinson presented the Grounds and Weeds report stating that they completed their first inspections and forty-four notices were mailed to Homeowners. She stated that weeds have been growing slowly because of lack of rain and the condition of the neighborhood wasn’t too bad at this time but Monsoon season will bring on more growth so they will be inspecting again after Monsoons. A motion was made, seconded, and unanimously passed to approve the Grounds and Weeds report.

Debra read the Social Committee report that was submitted by Coleen Astalos stating that the Feb, March, and May socials were all successful. The Socials are on pause for the summer and will finish the year with a Neighborhood Garage Sale & Craft Market. More info on that will be coming in the Fall. Coleen is asking for volunteers to serve on the Committee with her and Cat which involves an Oct/Nov planning meeting and attending/helping at the six socials per year

but you don't have to be present at all of them. If interested you can email Coleen at [social@desertmeadows3.com](mailto:social@desertmeadows3.com). A motion was made, seconded, and unanimously passed to approve the Social report.

**Ongoing Business** – Bill reported on the Speed Detection Signs stating that he spoke with GVC. They have five or six signs that they lend to HOAs free of charge. We are on a waiting list. Since our roads are owned by Pima County, we will have to get a permit from them.

**New Business** – Debra read a notice we received from American Family. They are retiring HOA policies in the state of Arizona and will not be renewing our policy in July so we will have to secure other coverage. Our agent did quote a replacement policy through a brokerage firm at a cost of \$3,267.00 per year. Last year's cost for our insurance was \$895.00. Board members will be shopping around for new insurance and we will have to call a special board meeting in June to discuss and approve a new policy.

**Member's Voice** – Issues were raised about solicitors in our neighborhood recently trying sell services to wash windows, replace windows, pest control, and TEP solar panels. There are a couple of No Soliciting signs in our neighborhood but a better solution might be to hang one on or by your front door. If you have a sign by your door and a solicitor ignores it, you can call 911 and report them for trespassing. Legitimate businesses do not solicit door-to-door. Please be aware of scammers and people scoping out the neighborhood looking for empty houses to burglarize. It was suggested that leaving a radio or television on if you are going out for the evening might be a good deterrent.

FireWise is an organization that will come and speak with us about fire prevention, if we wish. It is hot, dry, and windy and a fire will spread quickly through dried and dead trees, brush, weeds, and wood piles. Anything you can do to keep your property and your half of the alleyway clear of these fire hazards is advised. We are still working on a solution to the overgrown ADOT owned property behind San Vincent.

The cul de sac at the end of Santa Rebecca lost power due to old, broken wires. A contractor for TEP has been laying piping and electrical cable all along the alleyway behind San Vincent as a replacement.

Cars are cruising the alleyway behind San Ray in the middle of the night again, possibly looking to purchase illegal drugs from a home on San Ray. Report suspicious activity to 911.

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

Respectfully Submitted,  
Debra Woolley, DMIII HOA Secretary

