

GREEN VALLEY DESERT MEADOWS III, INC., HOA
BOARD MEETING MINUTES **APPROVED**
AUGUST 13, 2025 3:00PM LAS CAMPANAS

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

Including the Board, 15 members were present representing 12 lots.

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

Minutes – Debra read the May 14, 2025 Board meeting minutes. A motion was made, seconded, and unanimously passed to approve the minutes. Debra read the June 18, 2025 Special meeting minutes (discussed and voted on a new insurance policy to replace American Family). A motion was made, seconded, and unanimously passed to approve the minutes.

Reports – Tom presented the Treasurer’s report ending July 31, 2025. The Checking balance was \$5,613.71, the Savings/Legal Fund balance was \$4,941.71, and the ten CDs combined balance was \$52,878.00. A member questioned what the \$250.00 lot sale entry was. Tom and Debra explained that it is a one-time transfer fee to new buyers in the neighborhood that we receive from the Title Company. (*Correction: it is not called a Transfer fee, it is called a Disclosure fee. AZ Statutes allow up to \$400.00, we charge \$250.00.*) 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 eight requests were submitted with six completed. A motion was made, seconded, and unanimously passed to approve the Architectural report.

There was no Grounds and Weeds report but Debra stated that she had spoken with Jan Robinson and inspections would begin again in September after Monsoon season.

There was no Social report but Debra stated that she had spoken with Coleen Astalos and the Community Yard/Craft Sale would be held in November. More information on that later.

Ongoing Business – Debra stated that our new HOA D&O Liability policy is bound with Cincinnati Insurance through the Mahoney Group Tucson at the cost of \$1,158.00 per year which is renewable for the next two years at the same cost. It is a 1,000,000.00 policy.

Bill stated that we are still on the waiting list with GV Council for the three-week loan of a speed detector sign for our neighborhood which will record the speed of cars passing to hopefully deter speeding.

New Business – Debra stated that she had a phone call from a member regarding a possible bee hive behind her property along Rebecca & San Vincent. Bill went there to check it out but didn't see any bee activity but we should be aware of the danger of disturbing bees. A member stated they had been advised to call their Pest Control service if they spotted a bee hive so they can come out and remove and relocate the hive.

Debra stated she recently attended an AZ Legislative update webinar that presented either new or revised AZ HOA laws that go into effect 9/26/25 involving recording of meetings, "political sign" definition now includes flags, judicial lien foreclosures, small claims actions, and proxy voting. (A more detailed explanation of the changes is attached to these minutes).

Member's Voice – A new member asked how dues are paid. Debra explained that a packet is mailed out containing an Invoice, Ballot, and return stamped envelope the end of December. A member asked whether permits were required to raise the height of their wall and yes, an Architectural permit would be required. A member asked whether a permit was needed for painting the house. A permit is needed only if they are changing the color. A member asked about maintenance of the shared curb lights and how they know who pays the bill. There is no master plan or map telling us this. If you wait until night when the light is on and turn off your breaker box and the light goes out, you pay the bill. It is up to one neighbor to pay the bill, which you never see because it is just part of your electric bill and is very minimal, and the other neighbor maintains the lightbulb and paints the pole. Each neighbor is responsible for their own mailbox. If more serious repairs to the light is needed, the neighbors should share in the cost. As the lights age and it isn't possible to get replacement parts anymore some members are converting to solar lights. The lights in the neighborhood will vary but there really isn't any other way to deal with that. A member asked who owns/maintains the Arroyos. They are Pima County owned and maintained. The alleyways are there for utility purposes and are to be maintained by the home owner half and half. Discussion ensued about the area behind San Vincent along the frontage road which is overgrown and dry and a possible fire hazard. It is ADOT property but they are not taking any responsibility for maintaining it. We were told by ADOT that we could remove the overgrowth. A member said some plants were native and illegal to remove and we were not allowed to disturb riparian habitat. She suggested we contact FireWise which will come out and assess our neighborhood to let us know what we can and can't do to prevent a possible fire spread. Dan Ives will contact FireWise and coordinate paperwork with Debra to inform members. Dan also suggested we could attend the next GVC Traffic Arroyo meeting when an AZ state representative is present to voice our concerns about ADOT not maintaining the frontage road area.

There being no further business to discuss, a motion was made, seconded, and unanimously passed to adjourn the meeting. Bill adjourned the meeting at 3:57pm.

Respectfully Submitted,
Debra Woolley, DMIII HOA Secretary

Attachment to 8/13/25 Minutes

NEW OR REVISED AZ STATUTES THAT AFFECT HOAs

In effect 9/26/25

Per Goldschmidt & Shupe Webinar

SB1039 HOA Meeting/Recordings of Meetings

If you record the meeting, you must keep a copy of recording at least 6 months and make available to any member on request.

(DM3 does not currently record meetings on tape, so this doesn't affect our HOA.)

SB1378 amends ARS 33-2261 & 1808 Political Signs

The definition of "political sign" now includes flags. Types of flags are still regulated under the flag code. Pima county doesn't limit the number of signs in your yard but does limit the size of signs and how long they can be displayed before and after elections. Content of signs isn't regulated except for vulgarity or protected groups. (Our DM3 CCRs still apply.)

SB1494 amends ARS 33-1807 Common Expense Liens/Foreclosure Amount

HOAs cannot initiate a judicial lien foreclosure action in Superior Court until the owner is delinquent for 18 months or an amount of \$10,000 or more, whichever comes first. It was changed from 12 months or \$1200.

SB1022 amends ARS 22-503 Small Claims; Jurisdictional Limit

Increases the jurisdictional limitation for small claims actions from \$3500 to \$5000.

ARS 33-1812 prohibits members from voting by proxy.

ARS 10-3824 permits Board members to vote by proxy only if the Articles of Incorporation or the Bylaws expressly permit voting by proxy among directors.

(Our HOA documents do not permit directors to vote by proxy so all members are prohibited from voting by proxy.)