

GREEN VALLEY DMIII HOA
ORGANIZATIONAL BOARD MEETING MINUTES **APPROVED**
ABREGO DeANZA TRAILHEAD RAMADA APRIL 12, 2021 2PM

Board members present were Bill Mulesky, Interim Secretary, Mike Norman, Randy Drenning, and Butch Bostwick.

23 homeowners were present representing 19 lots.

The meeting was called to order at 2pm by Bill Mulesky, Interim Secretary.

Bill announced that Tom Marek whom they wanted to appoint to the Board had to leave in 15 minutes so they needed to make that appointment first and elect him to office before proceeding with other Board appointments.

A motion was made to appoint Tom Marek to the Board and seconded. There was no discussion and the vote was 3 in favor of the appointment and 1 abstention.

A motion was made to elect Tom Marek to the office of Treasurer and seconded. There was no discussion and the vote was 3 in favor of the appointment and 1 abstention.

Bill suggested the Board appoint Debra Woolley to the Board and elect her as Secretary. Butch Bostwick said that she couldn't serve because she wasn't in "good standing" due to running a business out of her home and that was against the CC&R's. Debra then cited CC&R 2 which states that the homeowner may request a variance to that CC&R in writing for the Board's consideration. She then read and presented a written request to the Board for such a variance based on the fact that the business is a home office with no deliveries, foot traffic, vehicle traffic, or noise pollution and raised the point that many people now work from home offices with no disturbance to their neighborhoods and our own HOA Board members are not in compliance with CC&R 2 when doing HOA business in their homes. A motion was made to grant the variance and seconded. There was no further discussion and the vote was 4 in favor of the variance and 1 abstention.

A motion was made to appoint Debra Woolley to the Board and seconded. There was no discussion and the vote was 4 in favor and 1 abstention.

A motion was made to elect Debra Woolley to the office of Secretary and seconded. There was no discussion and the vote was 4 in favor and 1 abstention.

Randy Drenning had been appointed to the Board at the Annual meeting on March 31, 2021 so there was no need to appoint him. A motion was made and seconded to elect Randy Drenning to the office of Vice President. There was no discussion and the vote was 4 in favor and 1 abstention.

Tom Marek, newly elected Treasurer, then left the meeting for his prior engagement.

A motion was made and seconded to elect Bill Mulesky to the office of President. There was discussion that he first had to step down as Interim Secretary, which he did. The motion was made and seconded to elect Bill Mulesky as President. There was no discussion and the vote was 3 in favor with 1 abstention.

A motion was made and seconded to appoint Mike Norman as Chair of the Nominating committee. There was no discussion and the vote was unanimously passed.

A motion was made and seconded to appoint Mike Norman as Chair of the Audit committee. Discussion ensued with John Walker stating that Board members should not be on the Audit committee. The motion to elect Mike Norman as Chair of the Audit committee was rescinded.

Mary Wood was asked if she would Chair the Audit committee and she agreed that she would. The motion to appoint Mary Wood as Chair of the Audit committee was made and seconded. There was no discussion and the vote was unanimously passed.

Jeannie Richardson volunteered to serve on the Audit committee with Mary so the Board unanimously appointed Jeannie to the Audit committee.

A motion was made and seconded to appoint Randy Drenning as Chair of the Architectural committee. Discussion ensued with the point being made that the committee Chairs should not be Board members however the Vice President and

Treasurer were the two Officers that could hold more than one position so Randy agreed to Chair the Architectural Committee at least temporarily until someone came forward that could serve as Chair.

A motion was made and seconded to appoint Randy Drenning as Chair of the Architectural committee with a vote of 4 in favor and 1 abstention.

At this point in time there is no Chair for the Grounds and Weeds committee.

The question was asked about the length of term for appointees. According to our By-Laws, elected Board members serve a 3-year term but appointed Board members only serve a 1-year term until the next yearly election.

A motion was made and seconded for Debra Woolley to be the contact person for GVR. The vote was 4 in favor with 1 abstention.

Bill Mulesky stated that due to unforeseen circumstances it was necessary to change the PO Box lock which he did.

Bill asked Butch if he would step down from the Board. Butch replied that no, he would not.

Under Ongoing Business, the revision of the HOPA form was discussed. Currently the date for returning the form is Jan 1st but that date presents an issue with receiving and depositing dues that are for the current year in the previous year. It makes more sense to change the due date to Feb 1st so the motion was made, seconded and unanimously approved to change the due date on the HOPA form and dues to Feb 1st.

Under Ongoing Business, a discussion ensued regarding who would be the contact for the attorney. It was decided that Debra Woolley and Bill Mulesky would be the contacts but the decision to contact the attorney would be made by a majority of the Board.

There was also discussion regarding the AZ statute for Open Meetings and whether or not that applied to HOA's.

Under New Business, a discussion of the yearly Yard sale ensued. Last year it was held in February with the general consensus being that the turn out was not good due to cold weather. A better option might be in the Fall, possibly October. Establishing the date for the yard sale was tabled until the next Board meeting.

Debra stated that the date of this Organizational meeting was a few days later than the stipulation due to an extenuating circumstance and that the date of the Special meeting was tentatively set at the Annual meeting for April 28, 2021 but it would have to be delayed by a week or so, due to the same extenuating circumstance, to give adequate time for the Ballot to remove Butch from the Board to be mailed out and returned. Since the date for the next regular Board meeting had already been reserved through GVR for May 5, 2021 from 3-5pm it was moved, seconded, and unanimously passed to hold the Special meeting at 3pm before the start of the the regular Board meeting on that same date.

Butch asked how the Ballots would be received. They will be mailed to all homeowners and returned to our PO Box to be tallied by the Nominations committee.

There being no further business, Bill Mulesky adjourned the meeting at 2:50pm.

Respectfully submitted,

Debra Woolley
Secretary, DMIII HOA