

GREEN VALLEY DMIII HOA
ANNUAL MEETING MINUTES **APPROVED**
ABREGO EAST CENTER MARCH 31, 2021 3PM – 5PM

Board members present were Eduardo Cavazos-Vice President/Acting President, Butch Bostwick-Secretary, Randy Drenning-Architectural Committee Chair, and Stan Baxter-Grounds & Weeds Chair. Masks & social distancing were required.

36 homeowners were present representing 25 lots, establishing a quorum.

Eduardo Cavazos, Acting President, introduced himself and called the Annual Meeting to order at 3:04pm.

Butch Bostwick, Secretary, read the minutes of the Annual Meeting from February 19, 2020. There were no corrections. A motion to approve the minutes as read was made, seconded, and unanimously passed.

Butch Bostwick, Secretary, read the Secretarial Report and reported that 18 houses sold in 2020, the buyers all aged over 55 except for one who is remodeling for future inhabitation. There are currently 21 rentals in the community all rented except for 3. Butch also stated that since 2 Board Members had resigned in 2020, he had possession of all of the books to protect them and currently his name was the only one as signer on the bank account. A motion was made to accept the Secretarial Report, seconded, and unanimously passed.

The Audit Report and 2020 Financial Statement with Proposed Budget for 2021 was presented by Mary Wood of the Audit Committee. There is no Treasurer's Report. Mary stated that the Audit Committee, consisting of herself, John Walker, Tom Marek, Chuck Elders, and Butch Bostwick met on January 5, 2021 and found that through December of 2020 the records reflected our actual financial status. There was a question from a Member regarding the bank fee but he had mistaken \$34.25 for \$3425.00. A motion was made, seconded, and unanimously passed to accept the reports and proposed budget as presented.

Randy Drenning, Architectural Chair, presented the Architectural Report. In 2020, there were 32 requests made and all 32 were approved. 27 are completed at this time. In 2021, to date, there are 10 requests and all 10 are approved with 3 completed at this

time. A motion was made, seconded, and unanimously passed to accept the Architectural report.

Stan Baxter, Grounds & Weeds Chair, presented the Grounds & Weeds report stating that because of the drought there are hardly any weeds growing so everything looks pretty good right now. There were a few violations last Spring but they have all been resolved. He stated that some weeds are starting to pop up now and we could use some rain which will make more grow but if we just stay on top of them there won't be a problem. A motion was made, seconded, and unanimously passed to accept the Grounds & Weeds report.

Eduardo Cavazos, as Chair of the Nominations Committee, announced the 2021 Election results. The ballots were tallied by Eduardo Cavazos, Georgette Lauzon, John Walker, and Jon Woolley. There were 4 nominees on the ballot. 2 nominees withdrew their names after the election leaving 2 elected new Board Members, Bill Mulesky receiving 120 votes, and Mike Norman receiving 129 votes. There were 3 write-in votes. Randy Drenning receiving 20 votes, Marsha Eades receiving 1 vote, and John Carlton receiving 1 vote. There were 9 Members that submitted their names for the ballot but either did not qualify or did not submit a bio. The question was raised by a Member as to where in the By-Laws it stated that you had to submit a bio. Eduardo had sought legal advice regarding the election and was advised by the attorney that anyone who wanted to be on the Board should be included on the ballot if they were qualified and submitting a bio was not a qualification but was advised so members would know who you were and why you wanted to serve.

Duane Huckleberry interjected that he used to be on the Nominations Committee and that, according to our By-Laws, the Board can legally accept anyone appointed by the Board to fill vacant seats until the next election.

Eduardo introduced Bill Mulesky and Mike Norman to the Members.

Stan Baxter discussed COVID-19 stating that this past year has been very rough on everyone, some more than others, and that the Board has had a very difficult time trying to function with the COVID restrictions. A question was raised by a member as to why we needed to wear masks any longer. Butch replied that Pima County is still requiring masks and social distancing and we are still required by GVR to mask and distance if we are meeting on their property.

Eduardo announced the next Agenda item was Members Voice and requested that Members hold the length of their comments to no more than 2 or 3 minutes, 5 minutes at the most.

Debra Woolley read an excerpt from upcounsel.com regarding “Why a Well-Functioning Board is Important” and presented to the Board a valid petition signed by 97 members of the community to remove Marcus (Butch) Bostwick from the Board. She stated that according to the By-Laws the Board has 30 days in which to call a Special Meeting for the purpose of removing Butch and, in the meantime, a written ballot would have to be mailed to all homeowners giving them the chance to vote yes for his removal, or no to retain him for the duration of his term and that it would take a majority vote.

A member asked Butch to just please step down from the Board.

A discussion ensued amongst members regarding removing Butch from the Board. A member asked that the Board remove Butch as Secretary. Eduardo stated that it wasn't on the Agenda. Duane Huckleberry stated that the Board could amend the Agenda to include it.

A member raised questions about the CC&R's and why they didn't seem to apply equally to everyone. He had requested an Architectural permit for a gazebo in his backyard but it had been declined even though there are 5 other existing gazebos in other backyards. The member also asked Butch to resign from the Board.

A member again asked if the Board was going to remove Butch as Secretary.

A motion was then made, seconded, and passed by Board members, Eduardo, Randy, and Stan to amend the Agenda to include Butch's removal as Secretary. Butch was then removed as Secretary by a motion which was made, seconded and passed by the Board members Eduardo, Randy, and Stan. Eduardo then asked Butch if he would relinquish the books and records and all of the HOA property in his possession. He replied that yes, he would.

Eduardo invited Bill Mulesky and Mike Norman to come up and take their seats on the Board. Eduardo Cavazos and Randy Drenning stepped down from their positions on the Board leaving Bill Mulesky, Mike Norman, Stan Baxter, and Butch Bostwick on the

Board. Bill Mulesky agreed to act as Interim Secretary to receive the books and records from Butch and until the Organizational meeting when the Board could appoint members to fill the Board vacancies and elect Officers.

A member asked why Randy Drenning, receiving 20 write-in votes on the Ballot, couldn't be on the Board. According to our By-Laws the new Board could appoint Randy, if they wanted to, and he would serve until the next election.

Stan Baxter asked Randy if he would be willing to serve and Randy replied that he would. Board members in agreement on appointing Randy were Bill Mulesky, Mike Norman, and Stan Baxter, who then appointed Randy Drenning to the Board.

The Organizational Meeting was listed on the Agenda but because of lack of time the Board could not hold their Organizational Meeting but, in accordance with our By-Laws, will do so within 10 days, at which time other Members can be appointed to vacant Board seats and Officers can be elected. Debra Woolley told the Board that even though Jeannie Richardson, a past Treasurer, had already left the meeting, Jeannie had volunteered, if needed, to assist the new Treasurer in acclimating to his/her position. Marsha Eades, a past Secretary, also told the Board that she was willing to help the new Secretary get things in order, if needed.

The Board tentatively set the Special Meeting regarding removing Butch Bostwick from the Board for Wednesday, April 28, 2021 at 2:00pm.

The meeting was adjourned by Randy Drenning and Stan Baxter at 5:00pm.

Respectfully Submitted,

Bill Mulesky
Interim Secretary, DMIII HOA Board

